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Highlights

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# Results of the 1985 Household Survey

Some Highlights

Presentation for 1990 Household Survey

February 28, 1989

Policy Development and Research Department

Alexander Ganz, Director

City of Boston Raymond L. Flynn, Mayor  
Boston Redevelopment Authority Stephen Coyle, Director







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M I D - D E C A D E

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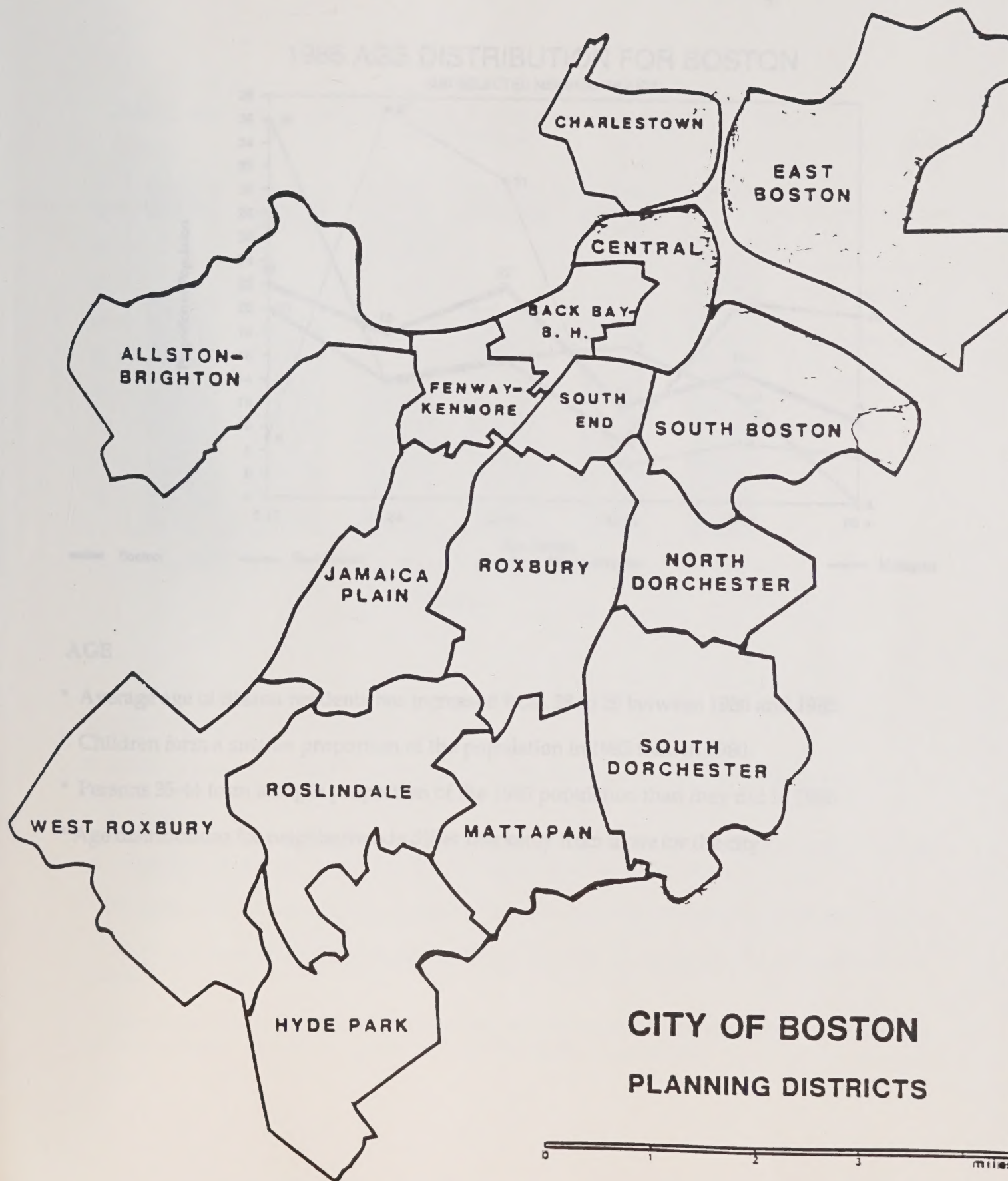
Alexander Ganz, Director

City of Boston Raymond L. Flynn, Mayor  
Boston Redevelopment Authority Stephen Coyle, Director









**CITY OF BOSTON**  
**PLANNING DISTRICTS**

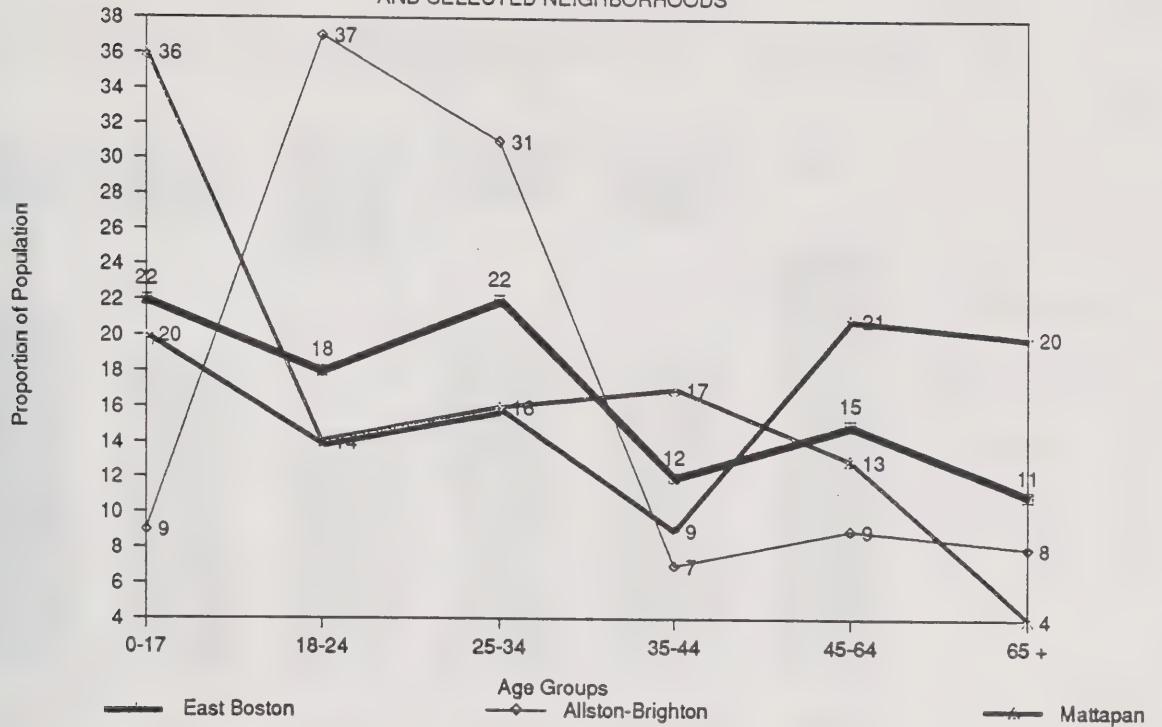






## 1985 AGE DISTRIBUTION FOR BOSTON

AND SELECTED NEIGHBORHOODS



### AGE

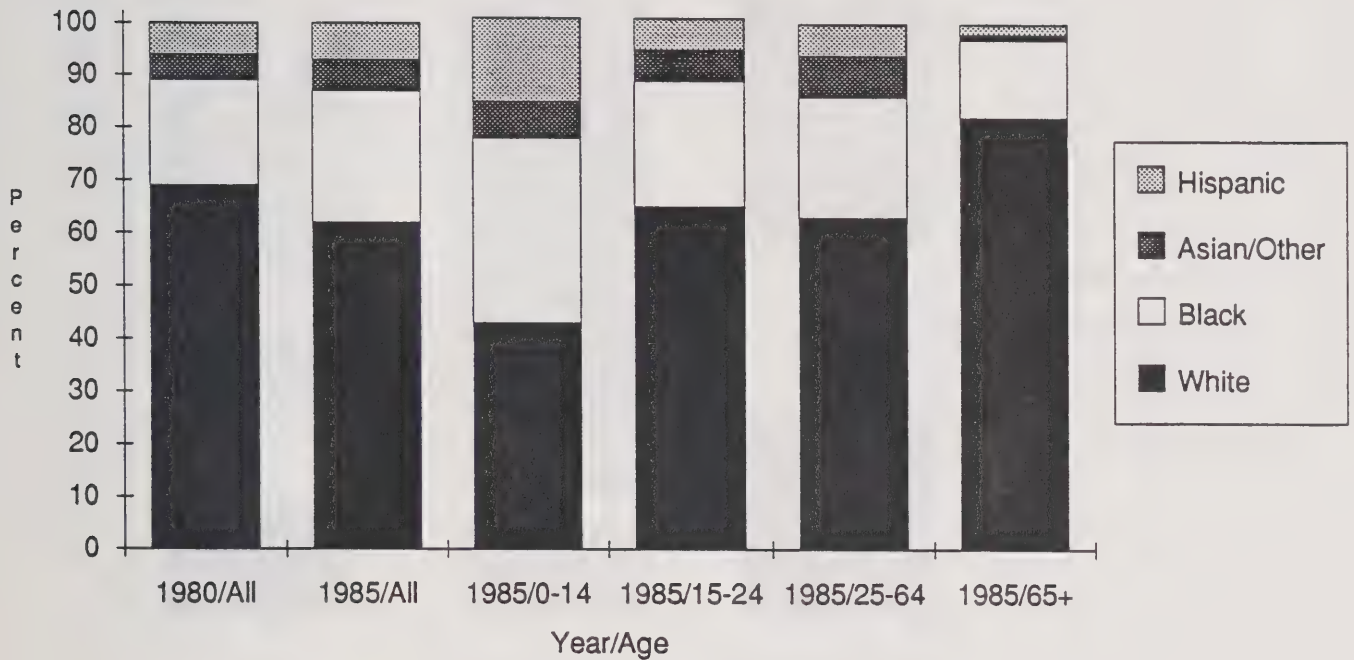
- \* Average age of Boston residents has increased from 28 to 29 between 1980 and 1985.
- \* Children form a smaller proportion of the population in 1985 than in 1980.
- \* Persons 35-44 form a larger proportion of the 1985 population than they did in 1980.
- \* Age distributions for neighborhoods differ markedly from those for the city.







## RACE AND HISPANIC ORIGIN OF HOUSEHOLD POPULATION 1980 AND 1985 BY AGE



### RACE AND HISPANIC ORIGIN

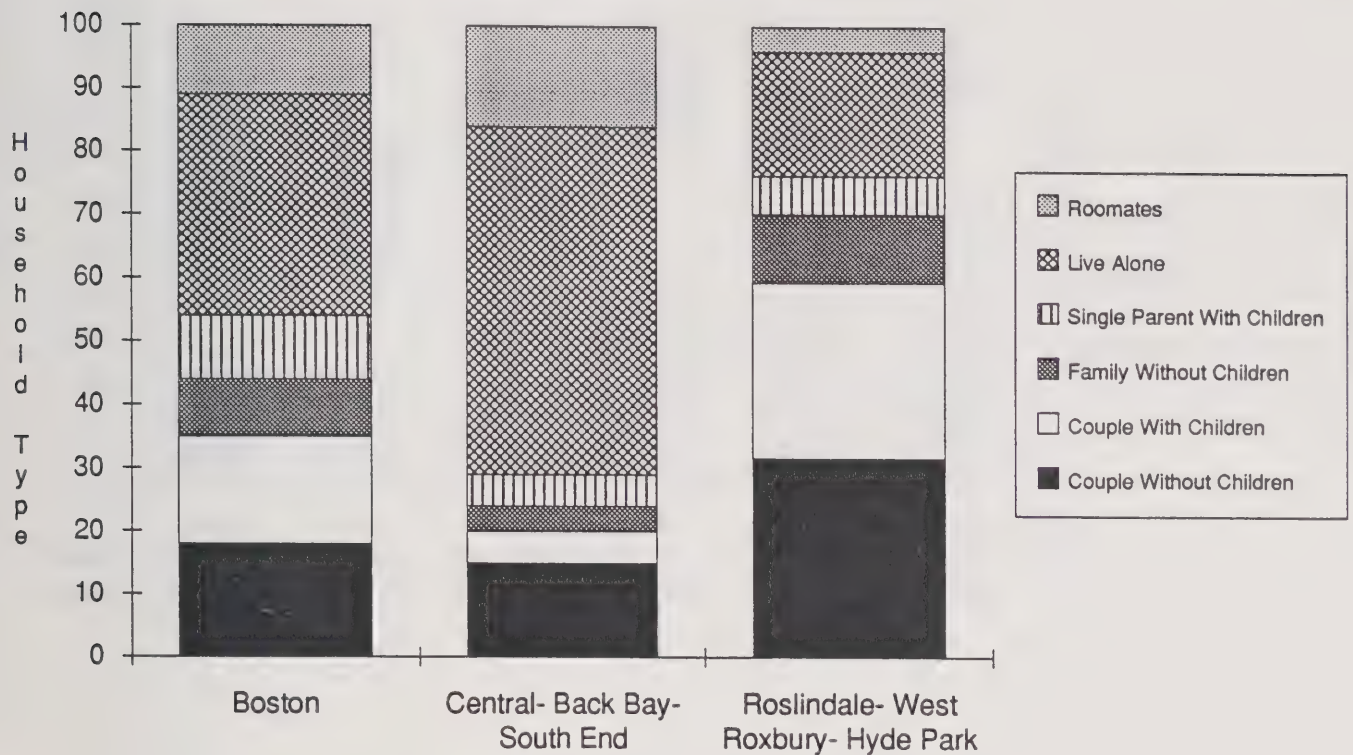
- \* Minority groups increased as a proportion of Boston's household population, from 31 to 38 percent, between 1980 and 1985.
- \* In 1985, white, non-Hispanics comprised 62 percent of persons in households, but 82 percent of those aged 65 and older and only 43 percent of those under 15 years.
- \* Blacks formed 25 percent of the household population but 35 percent of those under 15 years.
- \* Hispanics formed 6 percent of the household population but 16 percent of those under 15 years.
- \* The age distributions of whites and minority groups indicate the tendency of natural increase to bring a higher minority proportion in Boston's future population.







## 1985 HOUSEHOLD COMPOSITION, BOSTON AND SELECTED NEIGHBORHOODS



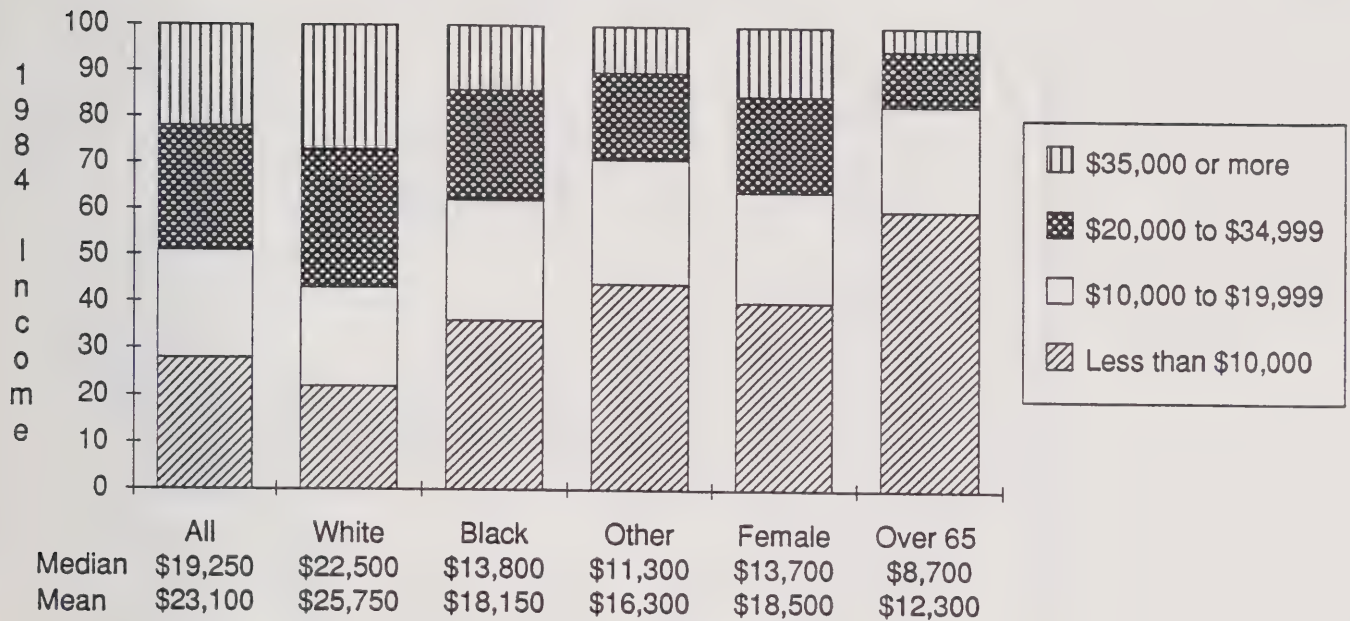
### HOUSEHOLD COMPOSITION

- \* The household composition in 1985 was little changed from that of 1980.
- \* Single persons living alone accounted for 35 percent of households in Boston, 55 percent of households in the downtown residential area, and 20 percent of households in the suburban-like neighborhoods.
- \* Married couples with children comprise 17% of Boston households, with a range of 28% in the suburban-like neighborhoods to 5% in the downtown residential areas.





## HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND SPECIFIED SUBGROUPS



### HOUSEHOLD INCOME

- \* About one-fourth of all Boston households fall into each of the four income categories.
- \* The income distributions of households headed by minorities, females, and those over 65 show higher proportions in the lower income groups than do whites.
- \* Elderly-headed households have the lowest incomes in 1984, with a mean of \$8,700 and a median of \$12,300.
- \* The median income of other minorities is about one-half that of white-headed households.





Proportion in Poverty among Persons  
Living in Boston by Age Groups and by  
Race - Spanish Origin; 1985  
(in percent; standard error in parentheses)

Age	White, not Hispanic	N		Minority	N		Total	N
0 - 4 years	18(5)	79		41(5)	104		31(4)	183
5 - 17 years	17(3)	185		44(3)	256		33(2)	441
18 - 24 years	20(2)	379		33(5)	165		24(2)	544
25 - 34 years	8(1)	413		23(3)	231		13(1)	644
35 - 44 years	6(2)	211		22(4)	128		12(2)	339
45 - 54 years	11(3)	142		29(7)	52		16(3)	194
65 years or older	21(3)	229		34(7)	50		23(3)	279
All ages 2813	13(1)	1751		32(2)	1062		21(1)	

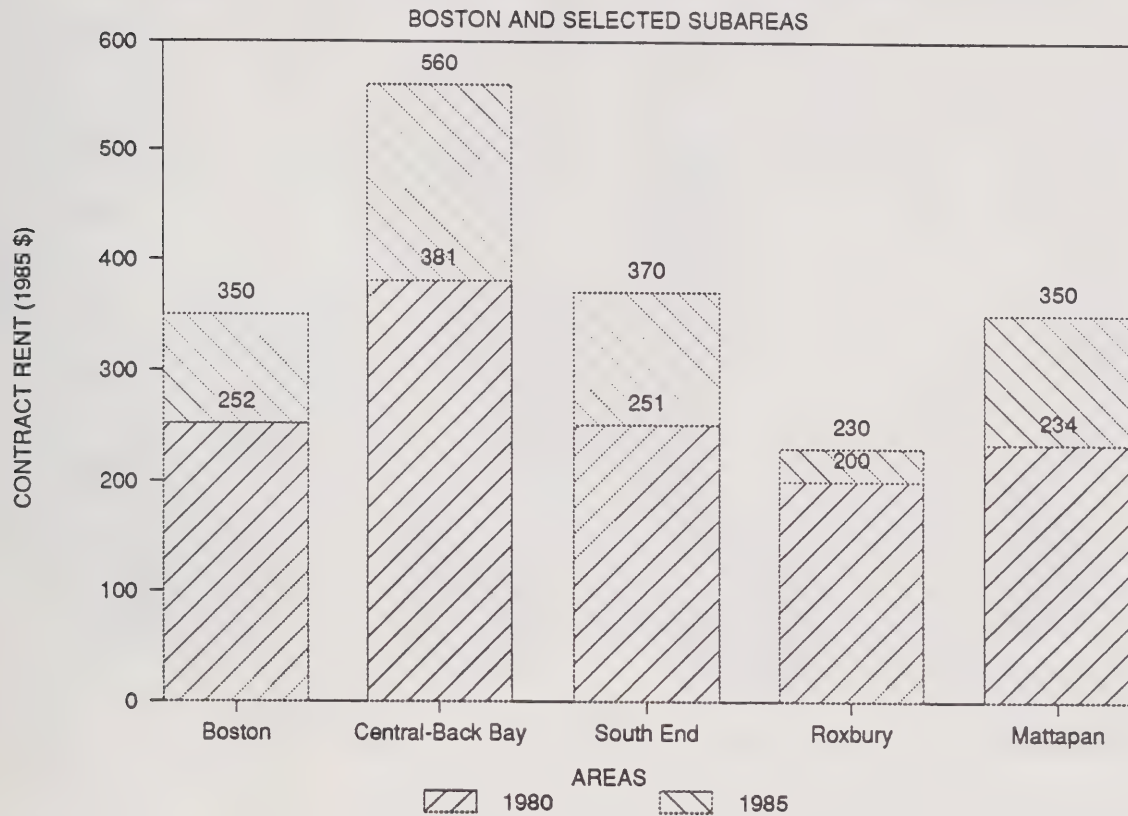
Note: Based on 2,817 observations (weighted).  
Minority includes Black, Asian, Native American, Other race, and Hispanic. The last includes both self-designated Hispanics and those allocated to Hispanic on the basis of country of birth or language spoken at home.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985.





## MEDIAN CONTRACT RENT, 1980 AND 1985



### CONTRACT RENT

\* Median contract rent increased 39 percent between 1980 and 1985, as measured by the 1980 and 1985 Household Surveys. The Boston Metropolitan Area Consumer Price Index rose by 32.5 percent in the same period.

\* Central/Back Bay-Beacon Hill had the highest median contract rent, \$560, in 1985. East Boston/Charlestown/South Boston had the lowest, at \$220.

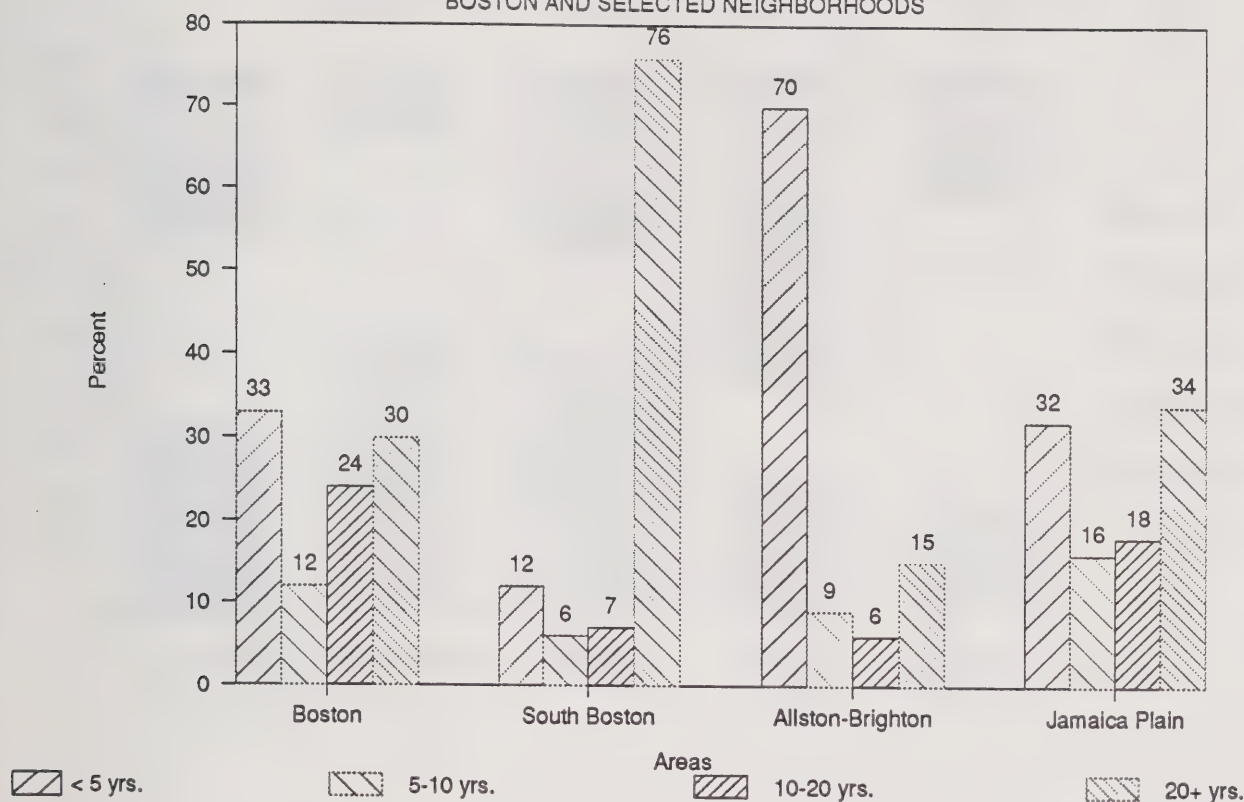
\* Median contract rent increased by 50 percent in Mattapan, 47 percent in Central/Back Bay-Beacon Hill and South End, and 15 percent in Roxbury.





# YEARS OF RESIDENCE IN BOSTON OF HEADS

BOSTON AND SELECTED NEIGHBORHOODS



## LENGTH OF RESIDENCE IN BOSTON

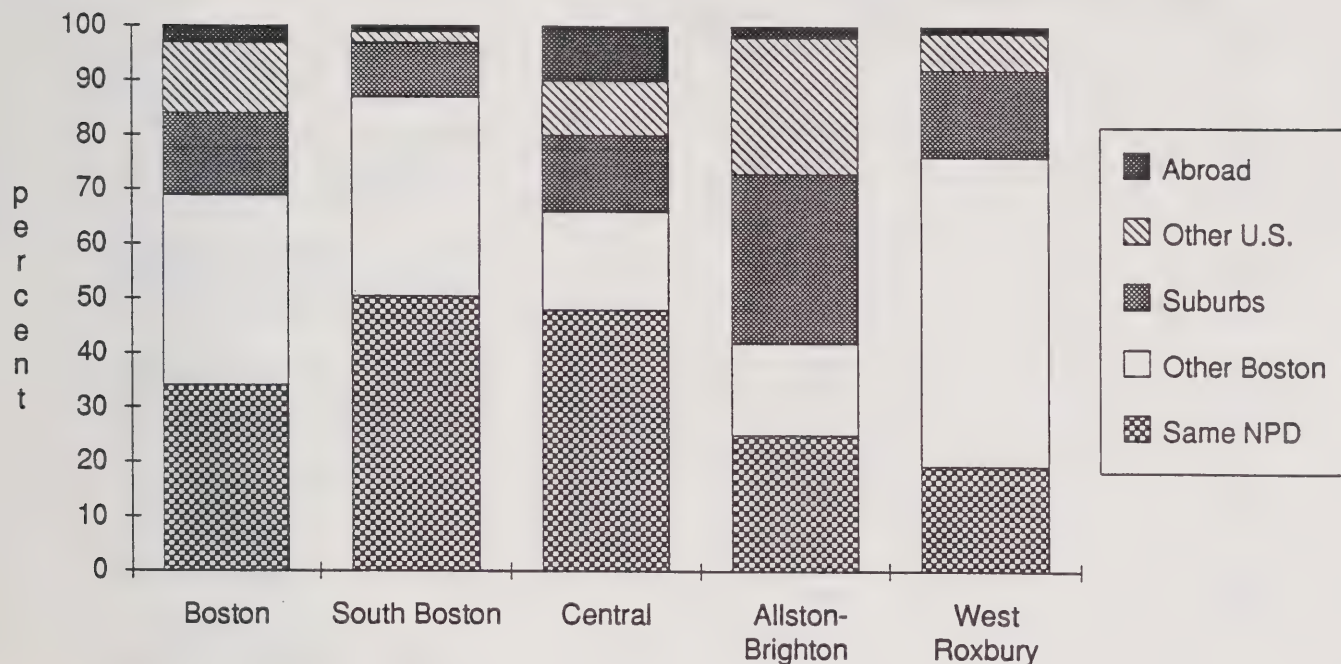
- \* One-third of Boston family heads and singles have moved into the city in the past five years.
- \* Thirty percent of Boston's family heads and singles are long-term residents of 20 years or more.
- \* Each neighborhood has a unique pattern of length of residence that differs from that of Boston. In most cases, the differences from the city total are striking.
- \* South Boston typifies neighborhoods with low mobility and turnover. Only 12 percent of heads moved in between 1980 and 1985, while 76 percent have lived in Boston for 20 years or more.
- \* Allston-Brighton typifies neighborhoods with high mobility and turnover. Fully 70 percent of Allston-Brighton heads were newcomers in the five years preceding the survey. Only 15 percent have been Boston residents for 20 years or longer.
- \* Jamaica Plain is shows a pattern similar to Boston's.





## PREVIOUS RESIDENCE, FAMILIES AND SINGLES

BY CURRENT NEIGHBORHOOD PLANNING DISTRICT, 1985



### PREVIOUS RESIDENCE

- \* Of those who have ever moved to a new housing unit, 34 percent moved within the same neighborhood and 35 percent moved from another neighborhood within Boston.
- \* Of the 31 percent who moved into Boston, 15 percent moved from the suburbs, 13 percent from the rest of the United States and 3 percent from abroad.
- \* In South Boston, 50 percent previously lived in South Boston and 36 percent in other Boston neighborhoods.
- \* Sixty-six percent of in-movers to Central came from that neighborhood while fully 10 percent came from abroad, the largest percentage in any Boston neighborhood, reflecting in part substantial migration from Asia.
- \* A larger proportion of movers to Allston-Brighton residences, 58 percent, came from outside of Boston than from within.





Life Cycle Status, Race and Hispanic Origin and Income of All Family Unit  
Heads and of Those Resident in Boston less than 5 Years, 1985  
(in percent; standard error in parentheses)

	<u>Length of Residence in Boston</u>	
	<u>Less than 5 years</u>	<u>All</u>
Life Cycle Status		
< 30, unmarried, no children	63(2)	26(1)
< 30, married, no children	4(1)	3(*)
< 30, children present	5(1)	5(1)
30-39, unmarried, no children	11(2)	10(1)
30-39, married, no children	2(1)	2(*)
30-39, children present	6(1)	11(1)
40-64, unmarried, no children	5(1)	14(1)
40-64, married, no children	1(*)	7(1)
40-64, children present	2(1)	9(1)
65+, unmarried, no children	1(*)	9(1)
65+, married	*(*)	5(1)
Total	100	100
N	498	1494
Race and Hispanic Origin		
White	76(2)	65(1)
Black	10(1)	24(1)
Asian and other	8(1)	5(1)
Hispanic	6(1)	6(1)
Total	100	100
N	500	1532
Income		
Less than \$10,000	33(2)	33(1)
\$10,000-19,000	31(2)	25(1)
\$20,000-29,000	18(2)	19(1)
\$30,000-39,000	9(1)	12(1)
\$40,000-49,000	2(1)	5(1)
\$50,000 or more	6(1)	7(1)
Total	100	100
N	472	1348

Note: \* Less than 0.5 percent. May not sum to column totals due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development and  
Employment Agency Household Survey, conducted by Center for Survey  
Research, UMass-Boston, 1985.

Footnote: 1. Children refer to minor children, less than 18 years old.



## LABOR FORCE PARTICIPATION

- \* Two-thirds of working age persons were in the labor force in 1985.
- \* Participation rates for those aged 25-44 years exceeded 80 percent.
- \* While unemployment rates were low, one-in-four persons aged 16-19 years was unemployed.

---

Labor Force Participation and Unemployment Rates for Boston Residents,  
by Age, 1985 (in percent; standard error in parentheses)

<u>Age</u>	<u>Labor Force Participation</u>		<u>Unemployment</u>	
	<u>Rate</u>	<u>N</u>	<u>Rate</u>	<u>N</u>
16-19 years	48(4)	191	24(5)	92
20-24 years	77(2)	472	4(1)	363
25-29 years	80(2)	424	7(2)	339
30-34 years	84(2)	274	6(2)	230
35-44 years	87(2)	388	6(1)	338
45-54 years	77(3)	261	4(2)	202
55-64 years	51(4)	238	2(1)	122
65 + years	13(2)	342	2(2)	45
Total	67(1)	2588	6(1)	1725

Note: . Based on 2,588 observations (weighted).

"N cases" indicates the number of cases in the sample on which the labor force participation and unemployment are based.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.

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# Results of the 1985 Household Survey

Summary Report

City of Boston Raymond L. Flynn, Mayor  
Boston Redevelopment Authority Stephen Coyle, Director



**BOSTON AT MID-DECADE  
RESULTS OF THE 1985 HOUSEHOLD SURVEY  
SUMMARY REPORT**

Margaret C. O'Brien  
Deborah Oriola

This paper was partially based on the research of Ann Hafrey.

Boston Redevelopment Authority  
Policy Development and Research Department

January, 1989

Raymond L. Flynn, Mayor  
City of Boston

Stephen Coyle, Director  
Boston Redevelopment Authority

Alexander Ganz, Assistant Director  
Policy Development and Research Department

Boston Redevelopment Authority  
Board Members

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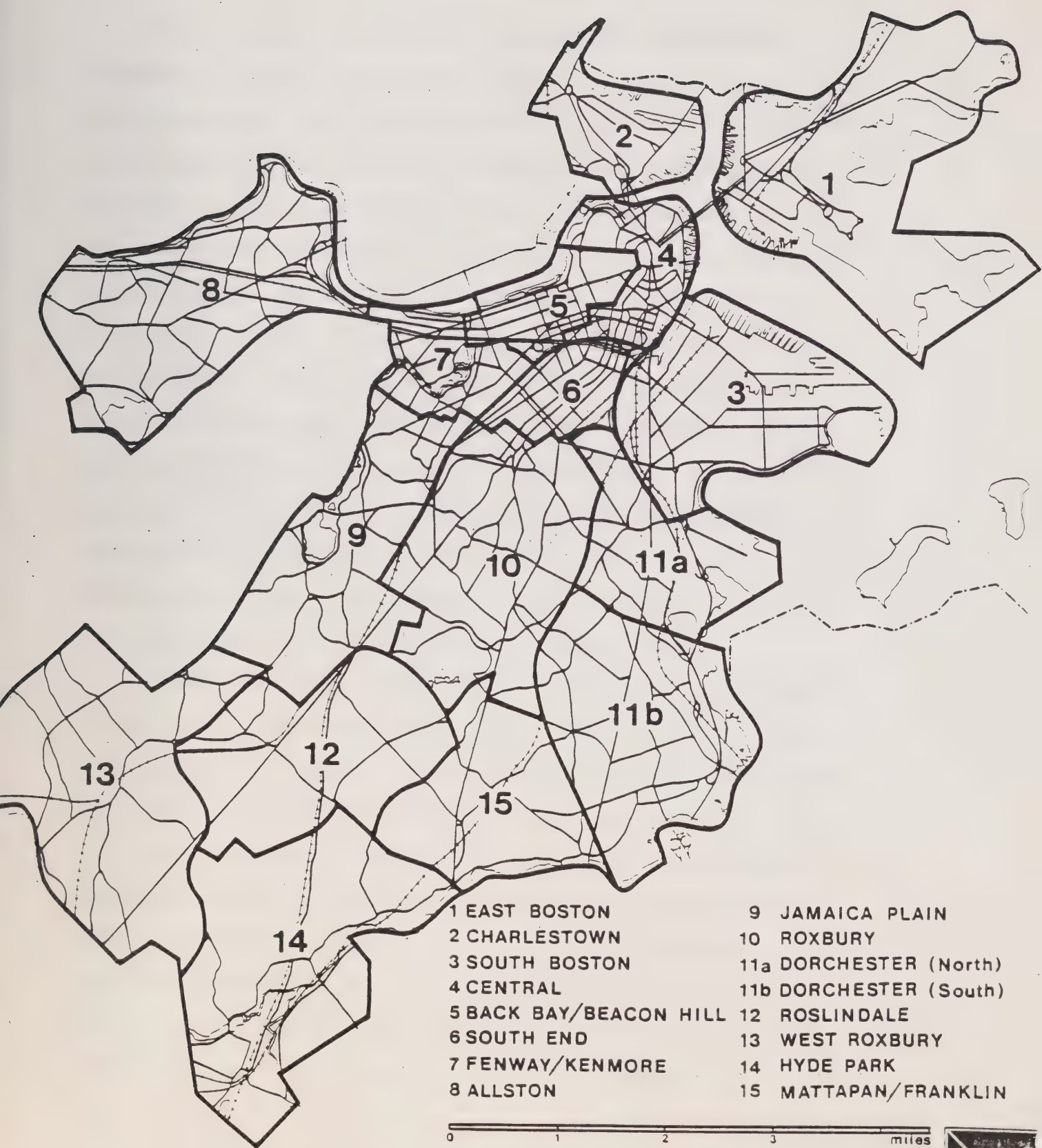




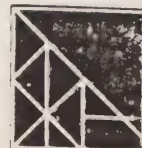
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## PLANNING DISTRICTS







## INTRODUCTION

The data used in this report are drawn from the 1985 Household Survey, commissioned by the Boston Redevelopment Authority and the City of Boston, a similar 1980 Household Survey, and the 1970 and 1980 U.S. Census. These data sources have yielded valuable information about the characteristics of Boston's residents living in households, housing units, and households. Those not living in households, that is, those living in group quarters such as dormitories, homes for the aged, long-term care hospitals, fraternities, convents, etc., were not surveyed. The coverage of the U.S. censuses differs from that of the surveys. The censuses provide data for all persons living in Boston. The group quarters population numbered nearly 40,000, or about 7 percent of the 1980 population; therefore, the reader should use caution in comparing data from the 1985 and 1980 Household Survey with data sources that describe the entire population of Boston, like the U.S. Census. Nonetheless, selected comparisons with the 1980 Household Survey and 1970 and 1980 U.S. Census provide indications of change and stability in the recent past. See Appendix A for definitions of the terms used in the survey and Appendix B for a detailed description of its sample design.

The 1985 Household Survey was conducted by the Center for Survey Research of the University of Massachusetts, Boston, during the late winter and early spring of 1985. Its purpose was to provide up-to-date, specific and accurate information about persons living in households in the City of Boston and its neighborhoods.

This report summarizes important findings from this survey with respect to demographics, housing, households, labor force, and mobility. Reports in the series, "Boston at Mid-Decade; Results of the 1985 Household Survey," provide more detailed information on specific subjects: I. Demographic Characteristics, II. Income and Poverty, III. Labor Force, IV. Household Characteristics, V. Housing, VI. Health Insurance Coverage, VII. School-Aged Children, and VIII. Mobility.



## EXECUTIVE SUMMARY

This paper provides an overview of trends in household population, labor force, and housing in the neighborhoods of Boston during the 1970 to 1985 period.

Demographics and labor force characteristics of the resident population in Boston in 1985 are described, with 1980 and some 1970 comparisons. Changes in the characteristics of the housing stock and households during the 1980-1985 period are highlighted, along with some comparative data. Income data for the 1980-1985 period are also presented.

Boston's age composition, like that for the United States, has shifted to a higher concentration in the young adult and middle-aged groups, with compensating declines among children and mature adults. However, each neighborhood provides its unique variation on age composition, from the young singles neighborhoods to older family neighborhoods. The variation in the composition of households by neighborhood is noted also. However, household composition appears to be stabilizing after a trend away from family toward non-family households during the 1970s. The long-term tendency of Boston toward an increasing share of minorities is confirmed. The large disparities in the racial distribution among Boston's neighborhoods that were evident in 1980 are documented for 1985 as well.

The trends in housing stock, including lower vacancy rates, conversion to condominiums, and rising rents, have been indicative of a very tight housing market. This partly results from the trend to relatively small household sizes and the growth in young adults seeking housing.

Labor force participation rates increased, bolstered by Boston's strong economy, increased numbers of young adults who have high participation rates, and increased participation of women. Participation rates for neighborhoods vary with the proportion of young adults, elderly, minorities, and students, as did unemployment rates for





neighborhoods. There has been a shift toward professional, technical, and managerial occupations, and toward financial and other types of services industries.

Household incomes rose moderately, but below the pace of inflation, between 1979 and 1984. Real incomes for non-families rose while those for families continued the steady erosion of the 1969-1979 period. The increasing proportions of families headed by single parents and by minorities are important factors in declining family incomes. Minorities, children, and, to some extent, the elderly are more likely to live in poverty.

Mobility into the City of Boston has been high with one-third of Boston's singles and families moving in during the five years before the survey. Immigrants tended to be young and without children but their racial background and incomes are similar to those of all Boston residents. Over one-half of Boston's families and singles had moved into their current home or apartment in the five years preceding the survey. Recent movers tend to be young and to rent rather than own. Over one-half of Boston residents are likely to move in the next three years, with half of them expecting to stay in Boston. Economic reasons, such as a job change, and the need for a different type of housing unit were the predominant reasons cited for an anticipated move.



## Demographic Characteristics

Age Distribution. Boston's population aged slowly since 1980. Table 1 shows a rise in the median age of a little over one year, from 27.6 in 1980 to 28.8 in 1985. This indicates the aging of the population as the dominant baby boom grew older, entering the 35-44 year age group, and as children formed a smaller proportion of the city's total population. Noteworthy decreases have occurred among children (0-17 years old), from 27 to 22 percent of the total, and among the 45 to 64 year age group, from 17 to 15 percent. The young adult age groups have tended to increase with the largest increase, from 9 to 12 percent, occurring among the 35-44 year age group.

In addition to these citywide trends which showed up to some extent in every neighborhood, there were patterns of change that characterize various groups of neighborhoods. East Boston and South Boston tended to have higher proportions in the 35 years and older age groups. Central had a similar age distribution with the dominance of young to middle-aged groups somewhat giving way now to the pre-retirement age group. Several neighborhoods maintained or increased their high proportions in the young adult age groups. These included Charlestown, Back Bay-Beacon Hill, South End, Fenway-Kenmore, and Allston-Brighton. Several neighborhoods maintained populations made up of high proportions of young adults and children, including Jamaica Plain, North Dorchester, and Mattapan. South Dorchester and Roxbury maintained a fairly even distribution of the population throughout all age groups but had somewhat more children overall in 1985 than in 1980. In Roslindale, West Roxbury, and Hyde Park, there was a shift to young and middle-aged adults from the pre-retirement and retirement age groups.

Race and Hispanic Origin. The race and Hispanic origin characteristics of Boston's residents have been changing. In 1985, over 60 percent of Boston's residents were white, 25 percent were black, 5 percent were Asian, and 7 percent were Hispanic.





Comparisons with the racial distribution from the 1980 Household Survey, in Table 2, indicate some decline in the proportion white and an increase in minority groups.<sup>1</sup>

The data for 1985 confirmed the large variation in the racial composition of Boston's neighborhoods that was evident in 1980. The racial distribution of most of the neighborhoods has been stable or changed gradually, but some have changed more rapidly. The population of a number of neighborhoods has remained over 90 percent white. These neighborhoods are East Boston, Charlestown, South Boston, Back Bay-Beacon Hill, Roslindale, and West Roxbury. In Roxbury and Mattapan, the 1985 population contained a large majority of blacks; three-fourths or more were black. Central, South End, and Allston-Brighton continued to have significant proportions of Asians. Jamaica Plain and Roxbury continued to house large proportions of Hispanics.

At the same time, change was evident in several neighborhoods. In East Boston, Asians grew to 5 percent of the population due to the resettlement there of Southeast Asian refugees. Central had a smaller proportion of Asians in 1985, than in 1980 probably due to the construction of new housing which has increased the non-Asian population. The South End, the most racially mixed neighborhood, had a slight decrease in whites and Hispanics and a small increase in blacks. Fenway-Kenmore's Asian and Hispanic populations mushroomed to 25 and 8 percent, respectively, as the proportions of whites and blacks declined. South Dorchester had considerable growth in the

---

<sup>1</sup>Caution must be used in comparing these data. The nearly 40,000 persons living in group quarters, i.e., dormitories, fraternities, convents, homes for the aged, long-term care facilities, in Boston in 1980 have a different racial distribution than that of the household population. As indicated in Appendix A, Household Survey data are not strictly comparable to U.S. Census data on race and hispanic origin, both because of definitional differences and because of coverage or lack of coverage of the group quarters population. Removing Hispanics from the white population counted by the Census in 1980 would reduce whites to between 64 and 66 percent of the total. Moreover, both Household Surveys are subject to sampling error which may effect the proportions at either date. Nonetheless, the general trends of change are evident.



proportion black, as did Hyde Park. In general, the racial distribution of Jamaica Plain, Allston-Brighton, Roxbury, North Dorchester and Mattapan has been stable.

The long-term tendency of Boston's population has been toward an increasing share of minorities. Blacks, Asians, and Hispanics represented larger proportions of the younger age groups and smaller proportions of older groups. In the 0 to 14 age group, whites dropped below one-half of the total, blacks increased to one-third, and Hispanics grew by one-third between 1980 and 1985 to one-in-six youngsters.

The data about place of birth of 1985 Boston residents reflected the growing diversity of Boston's population. The proportion of those born in Massachusetts declined to 55 percent in 1985 from 60 percent in 1980 while those born elsewhere in the United States or in Canada have correspondingly increased from 21 percent to 25 percent. Beyond this, there has been an increasing tendency for those born in the rest of the world to come from Haiti, the other West Indies, or Asia and Africa. Roxbury residents are largely native born with small proportions of Puerto Ricans, Haitians, and West Indians. Nearly one-quarter of Mattapan residents were born in Haiti or the other West Indies, with most of the remainder born in America. Hyde Park and South Dorchester had small but growing communities of Haitians and West Indians. Jamaica Plain and North Dorchester had a number of residents born in Puerto Rico and Latin America. Asian-born residents formed a significant group in Fenway-Kenmore, Central, South End, and Allston-Brighton.

Composition of Households. The composition of households shows a stabilization from an earlier trend away from families toward persons living alone or with roommates. From 1970 to 1980, households of unrelated individuals grew from 35 to 47 percent, then stabilized at 46 percent of family units by 1985. One-person households had increased from 29 percent of the total to 37 percent in 1980, then leveled off to 35 percent of the total in 1985. Husband-wife headed families declined from 47 to 33 percent, then





held steady at 35 percent of the total. Those with children fell by one-third, from 24 percent of households in 1970 to 15 percent in 1980 and 17 percent in 1985. Families lacking a spouse of head changed little, from 18 to 20 percent of Boston's family units, but those with children increased from 8 to 11 percent of the total between 1970 and 1980 and formed 10 percent of all households in 1985. See Table 3.

The distribution of households by type varied considerably across the neighborhood groupings. In the neighborhoods where young singles were predominant, Fenway-Kenmore and Allston-Brighton, 72 percent of the households were occupied by unrelated individuals, with 50 percent living alone and 22 percent roommate households. Back Bay-Beacon Hill, Central, and South End, where many young to middle-aged singles live, again had some 71 percent unrelated individual households with 55 percent one-person households. In the older family neighborhoods of East Boston, Charlestown, and South Boston, the predominant pattern was 42 percent non-family households, most of which contained only one person, 37 percent in husband-wife families, with over one-half of them having children; and the remainder in other families, half of which contained children. In Jamaica Plain/Roxbury, over one-third of households were made up of unrelated individuals, with the remainder divided between husband-wife (34 percent) and other families (29 percent).

In the remaining neighborhoods, non-family households were less important, averaging one-quarter of all households in North Dorchester/South Dorchester/Mattapan and Roslindale/West Roxbury/Hyde Park. Families were the predominant household type in these areas. In North Dorchester/South Dorchester/Mattapan, husband-wife families accounted for 42 percent of all households, while head without spouse households made up 33 percent of households. For the Roslindale/West Roxbury/Hyde Park area, fully 60 percent of households were husband-wife families, and 17 percent were families with a head but no spouse.



## Housing

Boston's Residential Structures. Since 1970, the proportion of Boston's housing stock in single-family homes has increased and the proportion in multi-unit structures has correspondingly declined. In 1985, twenty percent of Boston's housing units were in single-family homes, 42 percent were in two to four unit buildings, and 38 percent were in structures with five or more dwelling units, as shown in Table 4. These data are comparable to the 1980 Census results of 16 percent single-family, 41 percent in two to four unit, and 43 percent in five or more unit buildings.

The neighborhoods with the highest proportions of single-family homes included Hyde Park (77 percent), West Roxbury (73 percent), Roslindale (42 percent), and Charlestown and Mattapan (35 percent). Half of Boston's neighborhoods had large proportions of two to four unit buildings. These neighborhoods included North Dorchester (68 percent), South Dorchester (67 percent), East Boston (65 percent), Roxbury (56 percent), Mattapan (54 percent), South Boston (48 percent), South End (48 percent), and Jamaica Plain (47 percent).

The neighborhoods with the highest proportions of five or more units buildings included Fenway-Kenmore (96 percent), Allston-Brighton (59 percent), Central (71 percent), and Back Bay-Beacon Hill (66 percent).

Vacancy Rates. Four percent of housing units were available for occupancy in 1985, as seen in Table 5, compared with 7.5 percent in 1980 and 6 percent in 1970. The decline in the vacancy rate since 1980 was due to several factors. Pent up demand for housing due to the low number of new units built during the 1970s, coupled with a dramatic increase in housing demand as household size declined and population stabilized and then increased, has led to a tight housing market. Since the volume of new units did not keep pace with demand, the number of vacant units available for





occupancy declined. Efforts to recover abandoned, boarded-up structures also contributed to a lower gross vacancy rate in 1985 than in 1980.

Most of Boston's neighborhoods had lower vacancy rates in 1985 than were reported in the 1980 Census. The vacancy rate was lower than one-half percent in West Roxbury, where most of the housing stock is one-and two-family suburban style homes, occupied primarily by families. Generally, these properties turned over from occupant to occupant, with no time lag. Fenway-Kenmore had a one-percent vacancy rate and Allston-Brighton had a two percent vacancy rate. Low vacancy rates in these two neighborhoods result from pressure in the rental markets caused by a large student population and by condominium conversions. Low vacancy rates indicating tight markets were also found in South Boston (3 percent), Central (3 percent), South End (3 percent), Jamaica Plain (4 percent), Mattapan (4 percent), and Hyde Park (3 percent).

A few of Boston's neighborhoods had high vacancy rates. Back Bay-Beacon Hill recorded a vacancy rate of 10 percent, the highest in the city. Two probable reasons were the large amount of conversion activity occurring in this area and the time lag prior to selling the condominium units. Two other neighborhoods with high vacancy rates were Roxbury (8 percent) and Charlestown (6 percent). Roxbury's high vacancy rate may be attributed to property tax foreclosures, tax delinquent properties, and abandonment. Charlestown experienced conversion and rehabilitation which created temporary vacancies.

Tenure. Increased demand for housing in Boston was also reflected in the changes in tenure between 1980 and 1985, seen in Table 5. The ownership rate increased from 27 to 32 percent, primarily because of condominium conversions, especially in Back Bay and Central, stimulated by the effects of a rising economy upon potential homebuyers' purchasing power. Between 1980 and 1985, 13,829 condominiums came into the Boston



condominium market, 75 percent of the current condominium stock.<sup>2</sup> On the demand side, growth in the Boston economy attracted people who wanted to live and work in the city. Their demand for housing contributed to the homeownership rate.

The neighborhoods with the greatest proportion of owned units included Hyde Park (76 percent), West Roxbury (69 percent), and Roslindale (63 percent). Comprised primarily of single family homes and two to four unit structures, these neighborhoods continued to attract homeowners, as reflected in the increase in ownership from 1970. Fenway-Kenmore had the lowest ownership rate in 1985, with only 4 percent of the housing units owned by the residents, although this was an increase from 2 percent in 1970 and 1980. The housing stock in this area was mainly five or more dwelling unit buildings, typically occupied by renters and transient students.

The greatest increase in homeownership has occurred in Central Boston as numerous dwelling units and non-residential spaces were converted to condominiums. Seventy-one percent of the condominium units found in Central came into the Boston market after 1980.<sup>3</sup> Large conversion projects, boosting the ownership rate, included Harbor Towers, Hawthorne Place and Tremont-On-The-Common.

Ownership increased in other neighborhoods also. Ownership rose in Charlestown by 4 percent, as renovation and conversion to condominiums offered modern housing opportunities, largely to new residents attracted by its proximity to downtown. The Allston/Brighton neighborhood witnessed a high volume of condominium conversion activity since 1980, which helped to boost the ownership rate by approximately 4 percentage points.

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2Rolf Goetze, "Boston 1985 Housing Stock and Comparison with 1980, by BRA Planning District, Draft Tables" BRA, November, 1985.

3Jeffrey Brown, "Interim Note on the Additions to Boston's Condominium Dwellings." BRA, October, 1985.





Household Size. The mean household size (average number of persons per household) in Boston in 1985, shown in Table 6, was 2.4 persons, unchanged from 1980, but a decrease from 2.7 persons in 1970. Boston's households have been getting smaller, as mature children leave their parents, and couples without children and single individuals took up residence in the city. Neighborhoods with housing stock in mainly one and two family homes, generally with larger unit sizes than multiple dwelling unit buildings, had larger household sizes: Mattapan (3.4 persons), South Dorchester (3.0 persons), Hyde Park (2.9 persons), North Dorchester (2.8 persons), West Roxbury (2.7 persons), and Jamaica Plain (2.6 persons). Neighborhoods characterized by a high proportion of structures with five or more units, such as Fenway-Kenmore, Allston-Brighton, Central, South End, and Back Bay-Beacon Hill, had smaller mean household sizes, under 2.0 persons.

Four percent of Boston's households were overcrowded, having 1.01 persons or more per room. This proportion was unchanged from 1980, but is smaller than 1970, when 8 percent of the households were overcrowded. Jamaica Plain and Mattapan were the most overcrowded, with 11 percent of the households in each neighborhood having 1.01 persons or more per room. In both South Dorchester and Fenway-Kenmore, 8 percent of the households were overcrowded, and in Roxbury 7 percent were overcrowded. The neighborhoods with no overcrowding in the average household in 1985, included Charlestown, Central, Back Bay-Beacon Hill, Roslindale and West Roxbury.

Rent. Overall, Boston residents were spending considerably more money to rent in 1985 than they had in 1980 for a number of reasons: Boston's economy had grown, prices in general had risen, incomes had risen, and as more individuals were living alone or with one other person, household size had decreased. These factors spurred a strong demand for housing that has outpaced new housing starts in the city; combined with the conversion of rental to condominium units, this led to a tight rental housing market,



pushing up rental prices. The median monthly contract rent, that is, the amount spent by a household for apartment rent, which may or may not include heat, for Boston's housing units was \$350 in April of 1985. This is an increase in constant dollars of about 25 percent above the median contract rent reported by the 1980 Census, reflecting the general pressure on housing costs in Boston. Households in Central, Back Bay-Beacon Hill, Allston-Brighton, and the South End were subject to the greatest increases in contract rent in this period. Contract rents varied across neighborhoods, and ranged from \$220 to \$560 per month in current dollars. Households in Central, Back Bay-Beacon Hill, Allston-Brighton, and Fenway-Kenmore paid the highest average rents, while residents of East Boston, South Boston, Charlestown, and Roxbury paid the least. See Table 6.

#### **Labor Force**

Labor Force Participation. Labor force participation increased among Boston residents from 62 percent in 1980 to 67 percent in 1985, as seen in Table 8, to exceed the national labor force participation rate. The labor force participation rate is the percentage of all persons aged 16 years or older who are in the labor force, either working or looking for work. There was considerable variability in the participation rates for neighborhoods, from over 70 percent in Charlestown, Central, South End, Mattapan, and Roslindale, to between 50 and 60 percent in East Boston and North Dorchester. Participation rates tended to be higher in neighborhoods with high proportions of young adults.

While participation increased, unemployment rates remained at 6 percent between 1980 and 1985 compared to 7.5 percent unemployment registered nationally.<sup>4</sup>

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<sup>4</sup>An unemployed person is one who is not being paid for work and (a) has been looking for a job and applying for jobs during the last four weeks, and (b) can't find work or has not yet started a job for which he has been hired. Individuals who are on temporary lay-off due to lack of work are also unemployed.





Unemployment rates have remained relatively high in the predominantly minority neighborhoods of Jamaica Plain, Roxbury, and Mattapan but have fallen to below 2 percent in Back Bay-Beacon Hill, Fenway-Kenmore, and Hyde Park. High participation rates have been fostered by both the strong economy of the city and the presence of the baby boom in the young adult age groups where participation rates, in excess of 80 percent, are highest. The increased participation of women in these age groups has helped to boost overall participation.

Table 9 indicates that participation among city residents rose steadily from 77 percent for the 20-24 year old cohort to a peak of 87 percent among 35-44 year olds. Participation in the work-force dropped off sharply after age 54, with only half of these residents aged 55 to 64 years either looking for work or already employed. Aside from adolescents, the 25-44 year olds, the age-groups with the highest labor force participation rates, experienced the highest unemployment rates in the city.

Labor force participation and unemployment rates varied considerably by minority status and sex, as seen in Table 10. While women's participation caught up considerably with men's during the last several decades, women's participation still lagged men's by at least 10 percentage points. In 1985, 73 percent of men aged 16 years and older were in the labor force, i.e., employed for pay or actively looking for paid work, compared to 60 percent of women.

Unemployment rates tended to be higher for males (7 percent) than for females (5 percent), and for minorities (12 percent) than for whites (3 percent). White participation exceeded minority participation, with some 68 percent versus 65 percent. The difference in the labor force participation of white and minority males in 1985 was narrow, between 76 and 71 percent, but their unemployment rates diverged widely from 4 to 15 percent, respectively. Participation among women was essentially the same regardless of minority status at approximately 60 percent. Minority women experienced



higher unemployment than white women, with 10 percent of minority women unemployed compared to 2 percent of white women.

Higher educational attainment correlated strongly with higher labor force participation and reduced unemployment rates, as shown in Table 11. Participation rates of college graduates were nearly double those for persons with less than a high school diploma, 81 versus 43 percent for adults aged 25 years or older. The largest jump in participation rates occurred between high school graduates and non-high school graduates, 66 versus 43 percent.

Unemployment rates declined from 11 percent for those lacking a high school diploma to 7 percent for workers who had received a high school diploma, to 4 percent for those who went on to college, and 3 percent for college graduates. Females with a high school diploma had a much lower unemployment rate, 4 percent, than did those without a diploma, 10 percent. For males, the chance of being unemployed declined more gradually as educational attainment increased, from 12 percent of non-high school graduates to 9 percent of graduates, to 4 percent of those who had attended college, and 2 percent of college graduates.

The occupations that employed the largest proportion of Boston's resident workers and were also expanding most rapidly were the professional, technical, and managerial. They employed 36 percent of the resident labor force, an increase from 30 percent in 1980 and 23 percent in 1970, seen in Table 12. The other occupational groupings employed either a steady or declining share of Boston's resident labor force. Some 20 percent was employed in secretarial/office support staff occupations, down from 26 percent in 1980 and 27 percent in 1970. All services occupations (cleaning and food, health, and miscellaneous) employed 18 percent of Boston's resident workers, with this proportion appreciably unchanged since 1970. Skilled and unskilled blue collar workers





(crafts, mechanical, operatives, and laborers) have declined somewhat in the last fifteen years, from 28 percent of the total labor force in 1970 to 20 percent in 1985.

The impact of the increasing labor force participation of women on the proportion of the resident labor force that was female and their occupational distribution is also seen in Table 12. In 1985, women comprised one-half of the labor force, an increase from 47 percent in 1980. Moreover, the proportion of women employed in professional, technical and managerial positions increased substantially, from 27 percent in 1980 to 37 percent in 1985. In the same period, the proportion employed in secretarial and office support jobs declined significantly from 40 percent to 28 percent. Changes in the occupational distribution of women have been much greater for men, and have had a much greater impact on the overall occupational distribution of Boston's resident workers.

There has also been a gradual change in the distribution of Boston resident workers by industry, seen in Table 13, although exact comparisons are hampered by the inclusion of self employed as a category in 1985. Over the 15 year period from 1970 to 1985, there has been a slow shift away from manufacturing, transportation, and trade toward services and government employment. However, blacks and other minorities tended to be overrepresented in manufacturing where the growth in jobs has been minimal. They were also heavily concentrated in the restaurant, hotel, health, and social services industries, which tended to have lower paying jobs.

### **Income and Poverty**

Income. For the city as a whole, median household income in 1984 was \$19,250, somewhat lower than the \$21,000 median for families and considerably above the \$13,608 median for unrelated individuals, i.e., those living alone or with roommates.

Household income rose 7.5 percent in constant dollars between 1979 and 1984. This was



largely due to the higher incomes of unrelated individuals living in households, seen in Table 14. During the same period, the median income of families declined 8.5 percent, continuing the steady erosion of family income that had occurred during the 1969-1979 period. Important factors in this decline included the shift from married couple to single parent families, the increasing proportion of all families that were minorities, and the declining levels of transfer payments in real dollars to families with children.

Table 14 also indicates that both family and household income have risen rapidly in some neighborhoods, including Central, Back Bay-Beacon Hill, and South End. Fenway-Kenmore and Allston-Brighton have experienced rapid growth in household income as well. The influx of young professionals has been an important factor in income growth in these areas. Income levels in the suburbanlike neighborhoods of Roslindale, West Roxbury and Hyde Park have remained stable. Income levels in other Boston neighborhoods declined. Important factors in this decline were increasing proportions of minorities, often newly arrived from abroad, and of elderly in a neighborhood's population. See Tables 1 and 2.

Poverty. In addition to data on household income, the 1985 Household Survey provided poverty status information for residents of households in Boston. Poverty status was determined using income approximations to the 1984 poverty thresholds computed by the U.S. Bureau of the Census. The poverty thresholds are presented in Appendix A.

A relatively high proportion of Boston's residents lived in poverty. Citywide the proportions were one-in-five for persons and for families, and one-in-six for unrelated individuals as seen in Table 15. The proportion of persons in poverty, varied from 27 percent in North Dorchester/South Dorchester/Mattapan, and Roxbury to less than 10 percent of the persons living in Central, Back Bay-Beacon Hill, West Roxbury, and Hyde





Park. The proportion of families, two or more related persons living together in poverty followed roughly the same neighborhood patterns, with close to one-third in South End and Roxbury, and less than 10 percent in Central, Back Bay-Beacon Hill, Allston-Brighton, Hyde Park, and West Roxbury.

While the poverty rates for families, unrelated individuals, and persons by neighborhoods tended to be roughly comparable, there were a few exceptional neighborhoods. Poverty rates for unrelated individuals, persons who live alone or were unrelated to any other household member by blood, marriage, or adoption were significantly lower than those for families in the South End, Fenway/Kenmore, Jamaica Plain/Roslindale, and Roxbury. The South End has attracted numerous young professionals who have lowered the proportion in poverty among unrelated individuals. A high proportion of Fenway/Kenmore's families were newly immigrant, Asian families. Jamaica Plain/Roslindale and Roxbury housed a relatively high proportion of single parent families (See Table 3), over half of whom lived in poverty. On the other hand, poverty rates for unrelated individuals in Allston-Brighton greatly exceeded those for families because of the large number of young people, who were either students or starting careers, living in households.

The proportions of families and persons living in poverty were higher in Boston than throughout the United States, as Table 16 shows, but comparable to other cities in the Northeast. In 1984, 22 percent of families and 21 percent of persons in Boston lived in poverty, compared to 12 percent of American families and 14 percent of persons. However, the poverty rate was lower for unrelated individuals living in Boston, 17 percent, than it was for unrelated individuals throughout the United States, 22 percent.

Poverty rates for persons remained relatively stable between 1979 and 1984, moving up slightly from 20 to 21 percent. However, the burden of poverty shifted from



unrelated individuals to families. The proportion of families in poverty grew from 17 to 22 percent in line with trends nationwide. The proportion of unrelated individuals below the poverty line declined from 26 to 17 percent, as Boston attracted large numbers of young workers to its ranks of unrelated individuals.

Race and Spanish Origin. Persons in various racial groups in Boston had different probabilities of living in poverty, as seen in Table 16. Blacks in 1985 were twice as likely and Asians and Hispanics over three times as likely to be living in poverty as were whites. While the proportion of those in poverty declined for whites from 16 percent to 13 percent between 1979 and 1984, it remained stable at 29 percent for blacks and it increased from 42 percent to 50 percent for Hispanics. The last was probably the result of recently arrived Hispanic immigrants. Hispanics in Boston were also much more likely to be poor than the 28 percent of Hispanics who were poor throughout the United States. The poverty rate for Boston blacks was somewhat lower than that for blacks nationally, 34 percent, while 1984 poverty rates for Boston and U.S. whites were comparable.

Age Groups. Within both the white and minority groups, the young and, to some extent, older residents were more likely to be living in poverty. Table 17 indicates that among all races the proportion living in poverty was one-in-three among those aged 17 or younger and one-in-four of those aged 65 or older, compared to one-in-five for persons of all ages. This proportion rose to over 40 percent for minority children, compared to one-third for minorities of all ages. For whites, the proportion in poverty approached 20 percent for children and the elderly, compared to 13 percent for white of all ages.





## Migration

Migration to Boston among Boston Residents. Newcomers to Boston and oldtimers were both represented strongly among Boston family units. Nearly one-fifth had moved into Boston in the 2 years before the 1985 Household Survey, one-third had moved in during the previous 5 years, 45 percent had lived in Boston less than 10 years, and 30 percent had been residents of Boston for 30 years or longer. Two-thirds or more of Back Bay-Beacon Hill, Allston-Brighton and Fenway-Kenmore families and singles had moved into Boston in the previous five years. See Table 18.

The characteristics of Boston's newcomers were varied, as seen in Table 19. Many newcomers to Boston were young, single persons. Persons under 30 who were unmarried and without children accounted for 63 percent of family heads and singles that moved into Boston in the previous five years. Seventy-six percent of immigrants to Boston between 1980 and 1985 were white. Blacks comprised 10 percent, Asians and others 8 percent, and Hispanics 6 percent of these newcomers. The diversity of incomes among immigrants, which closely resembled the income distribution of all Boston family unit heads, indicated Boston's appeal to the economically successful and to those seeking economic opportunity.

Moves Into and Among Housing Units in Boston. Fifty-six percent of families and unrelated individuals had moved into their current homes in the past 5 years. See Table 20. Again, Fenway-Kenmore, Allston-Brighton, and Back Bay-Beacon Hill had high proportions of recent movers. Neighborhoods with low proportions of recent movers were Hyde Park, West Roxbury, and East Boston. Age, life cycle status, and tenure were closely related to mobility. Table 21 shows that family heads who moved to a new house or apartment in the last five years were more likely to be under 40 years old and have no children present than was true for all family unit heads. They were also much more



likely to be renters than all family unit heads. Access or convenience was the most cited reason for moving to a new home.

Nearly one-third of Boston's family units moved into the city from a previous residence elsewhere. Over two-thirds previously lived in Boston, with one-third living in the same neighborhood, as shown in Table 22.

The strength of neighborhood ties varies substantially by neighborhood. In East Boston, 59 percent of family units had either always lived in East Boston or had lived there just previous to their last move. The proportion is close to one-half for Charlestown, South Boston, Central, and South Dorchester.

Other neighborhoods had a high proportion of family units that had stayed or moved within Boston. They included the predominantly black neighborhoods of Mattapan and Roxbury, with 90 and 86 percent, respectively, of their family units having moved within Boston. In the largely white neighborhoods of South Boston and Hyde Park, the proportions were 86 and 81 percent, respectively.

Several neighborhoods had higher than expected proportions of family units move in from Boston's suburbs and elsewhere in the country. Thirty-one percent of Allston-Brighton and one-fourth of Back Bay-Beacon Hill resident family units had moved from the suburbs, compared to 15 percent citywide. Back Bay-Beacon Hill and Allston-Brighton also had the highest proportion of resident family units from outside the Boston metropolitan area, 26 and 27 percent, respectively. These were largely young persons who moved to Boston to work or study.

Table 23 shows that over one-half of Boston family unit heads expected to move in the next three years. Fenway-Kenmore, Back Bay-Beacon Hill, and Allston-Brighton family units were most likely to move, while those in South Boston, West Roxbury, and Roslindale were least likely to move. The expectation of a move was linked to age, life cycle status, length of residence in current home, and tenure. The main reasons





for an expected move were changing economic circumstances and characteristics of the housing unit.

Nearly half, 47 percent, of family unit heads contemplating a move said they would move within Boston, as seen in Table 24, with 25 percent choosing their current neighborhood. Another 47 percent anticipated moving elsewhere, with 29 percent designating other locations in Massachusetts. Six percent were uncertain about a destination. Intended destination was linked to the neighborhood, household composition, tenure, income, and reason for a move. Two-thirds of those citing housing as a reason to move would remain in Boston. Two-thirds of those whose reason for considering a move was related to family situation, physical environment of the neighborhood, or schools were likely to move outside of Boston.

## **Conclusion**

This summary report presents information that is of general interest from the 1985 Household Survey. It highlights the most important findings and trends of Boston's population with regard to age, race and Spanish origin, household composition, housing, labor force, income, poverty, and migration. More detailed information about these topics is available in the individual reports of the Boston at Mid-Decade series cited in the introduction.



TABLE 1: Distribution of Household Population  
By Selected Age Groups and Neighborhoods in Boston 1980, 1985  
(in percent; standard error in parentheses)

	Age Groups								
Year and Neighborhood	0-17 Years	18-24 Years	25-34 Years	35-44 Years	45-64 Years	65 and Older	All Ages	N	Median
1985									
East Boston	20(3)	14(2)	16(3)	9(2)	21(3)	20(3)	100	194	34.7
Charlestown	25(5)	9(3)	22(5)	16(4)	15(4)	12(4)	100	69	32.5
South Boston	19(3)	11(3)	17(3)	11(3)	24(4)	17(3)	100	149	37.0
Central	12(3)	6(2)	25(4)	11(3)	31(4)	14(3)	100	114	38.2
Back Bay-Beacon Hill	5(2)	23(4)	37(4)	16(3)	9(2)	9(2)	100	134	28.8
South End	13(3)	17(3)	31(4)	17(3)	16(3)	6(2)	100	121	30.8
Fenway-Kenmore	12(3)	39(4)	30(4)	7(2)	6(2)	4(2)	100	161	24.7
Allston-Brighton	9(1)	37(2)	31(2)	7(1)	9(1)	8(1)	100	404	25.9
Jamaica Plain	28(3)	15(2)	21(3)	13(2)	13(2)	10(2)	100	262	28.2
Roxbury	29(3)	13(2)	18(2)	14(2)	17(2)	8(2)	100	319	28.2
North Dorchester	29(3)	14(3)	20(3)	13(3)	15(3)	9(2)	100	177	27.8
South Dorchester	31(2)	15(2)	18(2)	10(2)	17(2)	9(2)	100	353	27.0
Mattapan	36(3)	14(2)	16(2)	17(2)	13(2)	4(1)	100	237	25.7
Roslindale	21(3)	17(3)	19(3)	12(2)	17(3)	15(3)	100	172	30.9
West Roxbury	18(3)	16(3)	16(3)	14(3)	20(3)	16(3)	100	191	35.1
Hyde Park	26(3)	8(2)	17(3)	14(2)	21(3)	14(2)	100	214	34.3
Boston	22(1)	18(1)	22(1)	12(1)	15(1)	11(1)	100	3271	28.8
1980									
East Boston	31(3)	11(2)	17(3)	6(2)	23(3)	13(2)	100	185	31.1
Charlestown	26(6)	17(5)	26(6)	4(3)	21(6)	8(4)	100	47	28.1
South Boston	30(3)	17(3)	10(2)	9(2)	24(3)	12(2)	100	183	31.5
Central	1(1)	17(5)	29(6)	10(4)	14(4)	15(4)	100	63	32.9
Back Bay-Beacon Hill	*(*)	19(4)	43(4)	15(3)	17(3)	7(2)	100	124	33.1
South End	28(5)	8(3)	27(5)	13(4)	12(3)	10(3)	100	91	28.8
Fenway-Kenmore	17(5)	31(6)	29(6)	8(3)	6(3)	8(3)	100	68	28.3
Allston-Brighton	17(2)	29(3)	31(3)	6(1)	11(2)	5(1)	100	323	25.8
Jamaica Plain	27(3)	15(3)	26(3)	9(2)	13(3)	9(2)	100	169	28.0
Roxbury	36(3)	16(2)	18(2)	8(2)	16(2)	8(2)	100	258	25.2
North Dorchester	34(4)	15(3)	14(3)	11(3)	14(3)	6(2)	100	153	21.0
South Dorchester	37(3)	12(2)	20(2)	7(1)	14(2)	10(2)	100	303	25.8
Mattapan	41(3)	15(3)	16(3)	13(2)	13(2)	5(2)	100	203	22.4
Roslindale	22(3)	17(3)	15(3)	6(2)	24(3)	18(3)	100	167	31.0
West Roxbury	22(3)	11(2)	12(3)	11(2)	21(3)	25(3)	100	164	40.1
Hyde Park	20(3)	18(3)	12(3)	9(2)	25(3)	9(2)	100	156	31.5
Boston	27(1)	17(1)	21(1)	9(1)	17(1)	10(1)	100	2656	27.6

Note: May not sum to row totals due to rounding.

Based on 3,271 and 2,656 observations (weighted) for 1985 and 1980, respectively.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985 and 1980.

Footnote: \* Less than 0.5 percent.





TABLE 2: Race and Hispanic Origin of Household Population within  
Neighborhoods in Boston, 1980 and 1985  
(in percent; standard error in parentheses)

Race and Hispanic Origin							
Year and Neighborhood	White, Not Hispanic	Black	Asian	Other	Hispanic	Total	N
1985							
East Boston	92(2)	0(0)	5(2)	1(1)	3(1)	100	196
Charlestown	97(2)	0(0)	1(1)	0(0)	1(1)	100	69
South Boston	97(1)	0(0)	0(0)	3(1)	0(0)	100	150
Central	83(4)	0(0)	14(3)	0(0)	3(2)	100	113
Back Bay-Beacon Hill	91(2)	4(2)	2(1)	0(0)	3(1)	100	135
South End	34(4)	46(5)	11(3)	1(1)	8(2)	100	119
Fenway-Kenmore	52(4)	15(3)	25(3)	0(0)	8(2)	100	162
Allston-Brighton	81(2)	2(1)	12(2)	1(1)	4(1)	100	404
Jamaica Plain	51(3)	25(3)	4(1)	0(0)	21(3)	100	262
Roxbury	7(1)	75(2)	*(*)	4(1)	13(2)	100	310
North Dorchester	66(4)	18(3)	1(1)	2(1)	13(3)	100	175
South Dorchester	51(3)	35(3)	2(1)	5(1)	7(1)	100	347
Mattapan	8(2)	84(2)	*(*)	2(1)	6(2)	100	240
Roslindale	91(2)	2(1)	1(1)	1(1)	6(2)	100	172
West Roxbury	96(1)	1(1)	2(1)	0(0)	2(1)	100	190
Hyde Park	70(3)	23(3)	2(1)	0(0)	6(2)	100	212
Boston	62(1)	25(1)	5(*)	1(*)	7(*)	100	3256
1980							
East Boston	97(1)	0(0)	*(*)	*(*)	3(1)	100	185
Charlestown	98(2)	0(0)	*(*)	*(*)	2(2)	100	47
South Boston	96(2)	0(0)	2(1)	1(1)	3(1)	100	183
Central	78(6)	1(1)	18(5)	*(*)	2(2)	100	63
Back Bay-Beacon Hill	94(2)	1(1)	2(1)	1(1)	2(1)	100	124
South End	40(6)	25(5)	21(5)	*(*)	14(4)	100	91
Fenway-Kenmore	65(6)	34(6)	2(2)	*(*)	0(0)	100	68
Allston-Brighton	79(2)	3(1)	13(2)	1(1)	4(1)	100	323
Jamaica Plain	53(4)	17(3)	4(2)	3(1)	25(4)	100	169
Roxbury	8(2)	78(3)	*(*)	6(2)	9(2)	100	258
North Dorchester	58(4)	26(4)	*(*)	4(2)	13(3)	100	153
South Dorchester	75(3)	18(2)	2(1)	2(1)	4(2)	100	303
Mattapan	11(2)	81(3)	*(*)	1(1)	6(2)	100	203
Roslindale	97(1)	1(1)	1(1)	*(*)	2(1)	100	167
West Roxbury	100(0)	0(0)	*(*)	*(*)	*(*)	100	164
Hyde Park	88(3)	7(2)	1(1)	*(*)	3(1)	100	156
Boston	69(1)	20(1)	4(*)	1(*)	6(1)	100	

Note: Based on 3,256 and 2, 656 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass- Boston, 1985 and 1980.

Footnote: \*Less than 0.5 percent

\*\*Hispanic includes self-designated Hispanics plus those who speak Spanish in the home or were born in a Spanish-speaking country.



TABLE 3: Household Composition of Boston and its Neighborhoods; 1970, 1980, and 1985 Detail  
(in percent; standard error in parentheses)

Neighborhood Districts	<u>Head and Spouse</u>		<u>Head, No Spouse</u>		<u>Non-Family</u>		<u>Total</u>	<u>N</u>
	<u>No Others</u>	<u>Children and Others</u>	<u>Other Relatives</u>	<u>Children</u>	<u>One Person</u>	<u>Two or More Person</u>		
East Boston/Charlestown/ South Boston	21(3)	16(3)	11(3)	10(3)	36(4)	6(2)	100	171
Central/Back Bay- Beacon Hill/South End	15(3)	5(2)	4(1)	5(2)	55(4)	16(3)	100	209
Fenway-Kenmore/Allston- Brighton	13(2)	9(2)	4(1)	2(1)	50(3)	22(3)	100	266
Jamaica Plain/Roxbury	14(3)	20(3)	8(2)	21(3)	28(3)	9(2)	100	208
North Dorchester/South Dorchester/Mattapan	16(3)	26(3)	17(3)	16(3)	20(3)	5(2)	100	249
Roslindale/West Roxbury/ Hyde Park	32(4)	28(3)	11(2)	6(2)	20(3)	4(2)	100	200
Boston 1985	18(1)	17(1)	9(1)	10(1)	35(1)	11(1)	100	1302
1980	18	15	9	11	37	10	100	
1970	23	24	10	8	29	6	100	

Note: Children are defined as those aged 17 or younger.  
May not sum to row totals due to rounding.  
Based on 1,302 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency  
Household Survey, conducted by Center for Survey Research, 1985 and U.S. Bureau  
of the Census, Census of Population, 1970 and 1980





TABLE 4: Number of Units in Boston's Residential Structures  
By Neighborhood 1970, 1980, 1985  
(in percent; standard error in parentheses)

Neighborhood	Number of Units in Structure										Total N
	1 Unit			2-4 Units			5 or more Units				
	1985	1980	1970	1985	1980	1970	1985	1980	1970		
East Boston	18 (5)	11	9	65(6)	70	76	17(5)	19	14	100	77
Charlestown	35(10)	20	20	34(9)	52	53	31(9)	28	28	100	30
South Boston	19 (5)	15	6	52(7)	56	58	30(6)	29	27	100	64
Central	0 (0)	1	2	28(6)	22	31	71(6)	77	67	100	60
Back Bay-Beac-Hill	4 (2)	3	4	30(6)	12	10	66(6)	85	86	100	76
South End	2 (2)	5	7	48(7)	38	34	50(7)	57	59	100	68
Fenway-Kenmore	* (*)	1	2	4(3)	6	8	96(3)	93	90	100	73
Allston Brighton	11 (3)	9	8	30(4)	29	22	59(4)	62	58	100	172
Jamaica Plain	14 (4)	12	11	47(6)	42	47	39(5)	46	42	100	96
Roxbury	13 (3)	11	10	50(5)	49	55	37(5)	40	35	100	115
North Dorchester	6 (3)	8	8	65(7)	63	65	29(6)	29	27	100	63
South Dorchester	23 (4)	19	17	67(5)	67	71	10(3)	14	12	100	115
Mattapan	35 (6)	20	14	54(7)	53	59	11(4)	27	27	100	68
Roslindale	42 (7)	32	31	41(7)	51	54	17(5)	17	15	100	59
West Roxbury	73 (6)	58	57	19(5)	20	27	8(4)	22	16	100	62
Hyde Park	77 (6)	48	43	14(5)	37	42	9(4)	15	15	100	56
Boston	20 (1)	16	15	42(2)	41	46	38(2)	43	39	100	1253

Note: Based on 1,253 observations (weighted).  
May not sum to column or row totals due to rounding.

Source: Boston Redevelopment Authority Household Survey and Neighborhood Development and Employment Agency Household Survey, conducted for Survey Research, 1985, and U.S. Bureau of the Census, Census of Housing, 1970, 1980.

Footnote: \*Less than 0.5 percent.



TABLE 5: Housing Vacancy Rates and Tenure for Boston and its Neighborhoods,  
1970, 1980, 1985 (in percent; standard error in parentheses)

<u>Neighborhood</u>	<u>Net Vacancy Rates</u>			<u>N</u>	<u>Proportion Owned</u>			<u>N</u>
	<u>1985</u>	<u>1980</u>	<u>1970</u>		<u>1985</u>	<u>1980</u>	<u>1970</u>	
East Boston	4 (2)	9	6	120	31 (6)	30	31	83
Charlestown	6 (4)	7	6	49	36 (10)	32	32	30
South Boston	3 (2)	8	6	106	30 (6)	26	26	66
Central	3 (2)	7	10	86	33 (7)	10	9	61
Back Bay-Beacon Hill	10 (3)	9	7	128	20 (5)	18	6	85
South End	3 (2)	10	16	90	12 (4)	13	11	69
Fenway-Kenmore	1 (1)	8	7	98	4 (2)	2	2	78
Allston-Brighton	2 (1)	4	3	238	20 (3)	16	19	198
Jamaica Plain	4 (2)	12	7	141	24 (5)	25	23	98
Roxbury	7 (2)	10	12	162	18 (4)	19	21	117
North Dorchester	5 (3)	9	6	87	20 (5)	27	25	64
South Dorchester	5 (2)	7	4	168	41 (5)	38	38	119
Mattapan	4 (2)	9	6	100	40 (6)	35	32	71
Roslindale	5 (2)	4	2	101	63 (7)	46	45	62
West Roxbury	* (*)	2	1	100	69 (6)	61	67	70
Hyde Park	3 (2)	3	2	86	76 (5)	58	58	74
Boston	4 (1)	8	6	1859	32 (1)	30	27	1343

Note: Vacancy rates are based on 1,859 observations (weighted). Ownership is based on 1,343 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985; U.S. Census of Population and Housing, 1980, and 1970.

Footnote: \*Less than 0.5 percent





TABLE 6: Household Size and Overcrowding for Boston and its Neighborhoods 1970, 1980, 1985  
(in percent; standard error in parentheses)

<u>Neighborhood</u>	<u>Mean</u>			<u>1.01 Persons</u>				
	<u>Persons/Household</u>			<u>Per Room or More</u>				
	<u>1985</u>	<u>1980</u>	<u>1970</u>	<u>1985</u>	<u>1980</u>	<u>1970</u>	<u>N</u>	<u>1985</u>
East Boston	2.4	2.4	2.8	2(2)	2	8	83	77
Charlestown	2.3	2.5	3.0	0(0)	3	9	30	30
South Boston	2.3	2.3	2.7	2(2)	3	9	66	64
Central	1.9	1.8	2.0	0(0)	5	8	61	60
Back Bay-Beacon Hill	1.6	1.5	1.8	0(0)	2	4	85	76
South End	1.7	2.1	2.1	1(1)	8	11	69	68
Fenway-Kenmore	1.9	1.6	2.5	9(4)	4	6	77	73
Allston-Brighton	1.9	2.1	2.5	3(1)	3	4	198	172
Jamaica Plain	2.6	2.6	2.8	11(4)	5	8	98	96
Roxbury	2.7	2.7	2.8	7(3)	8	11	116	115
North Dorchester	2.8	2.8	3.1	5(3)	7	11	64	63
South Dorchester	3.0	2.9	3.2	8(3)	5	8	119	115
Mattapan	3.4	3.0	3.0	11(4)	6	9	71	68
Roslindale	2.7	2.9	3.2	0(0)	3	7	63	59
West Roxbury	2.7	2.5	3.2	0(0)	2	4	70	62
Hyde Park	2.9	2.8	3.2	1(1)	3	8	74	56
Boston	2.4	2.4	2.7	4(1)	4	8	1343	1253

Note: Persons per household is based on 1,343 observations (weighted), and overcrowding on 1,336 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985; U.S. Census of Population and Housing, 1980, and 1970.

Footnote: \*Less than 0.5 percent



TABLE 7: Median Contract Rent by Neighborhood  
Proportional Distribution of Household Units within  
Neighborhood: 1970, 1980, 1985

<u>Neighborhood</u>	<u>Median Monthly Contract Rent</u> (in 1985 constant dollars)		
	<u>1985</u>	<u>N</u>	<u>1970</u>
East Boston			\$182
Charlestown	\$220	112	196
South Boston			193
Central			269
Back Bay-Beacon Hill	560	94	443
South End	370	59	207
Fenway-Kenmore	400	70	321
Allston-Brighton	500	152	367
Jamaica Plain	310+	89	250
Roxbury	230	93	239
North Dorchester		180	226
South Dorchester	290	140	250
Mattapan	350	58	280
Roslindale	310+	89	283
West Roxbury	350	58	372
Hyde Park			291
Boston	\$350	846	\$266

Note: Based on 846 observations (weighted) in 1985.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985; U.S. Census of Population, 1980, 1970.

Footnote: Contract rent is the monthly dollar amount spent by a household for apartment rent which may or may not include heat. It is calculated within rent ranges and rounded to nearest \$10.

+ Weighted average for Jamaica Plain and Roslindale.





TABLE 8: Labor Force Participation and Unemployment Rates for Boston  
by Neighborhood 1980, 1985  
(in percent, standard error in parentheses)

Neighborhood	Labor Force Participation				Unemployment			
	Household Survey		US Census		Household Survey		US Census	
	1985	N	1980	N	1985	N	1980	N
East Boston	56(4)	158	48(5)	135	9(3)	88	5(3)	65
Charlestown	75(7)	52	69(8)	36	8(5)	39	4(4)	25
South Boston	62(5)	124	59(5)	139	4(2)	77	7(3)	82
Central	71(5)	97	67(7)	58	3(2)	69	3(3)	39
Back Bay-Beacon Hill	71(4)	128	82(4)	121	1(1)	91	4(2)	99
Fenway-Kenmore	65(5)	105	68(6)	66	*(*)	68	3(3)	45
South End	78(4)	142	54(7)	58	9(3)	111	9(6)	31
Allston-Brighton	69(3)	374	68(3)	271	3(1)	258	8(2)	184
Jamaica Plain	65(4)	196	65(5)	128	11(3)	127	9(3)	83
Roxbury	63(3)	233	56(4)	178	14(3)	147	7(3)	100
North Dorchester	55(5)	129	66(5)	113	3(2)	71	8(3)	75
South Dorchester	68(3)	258	60(4)	207	8(2)	175	4(2)	124
Mattapan	72(4)	156	63(5)	132	11(3)	112	9(3)	83
Roslindale	74(4)	132	57(5)	137	7(3)	98	3(2)	78
West Roxbury	67(4)	154	56(5)	133	4(2)	103	3(2)	74
Hyde Park	63(4)	165	62(5)	128	1(1)	104	4(2)	79
Boston	67(1)	2606	62(1)	2,041	6(1)	1737	6(1)	1265
United States	65		64	64+	7.5**		6.5***	7.1+

Notes: Based on 2,606 and 2 041 observations (weighted) for 1985 and 1980, respectively.  
\* Indicates less than 0.5 percent.  
Rates not seasonally adjusted.

Sources: Boston Redevelopment Authority and Neighborhood Development Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.  
Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1980.  
\*\*Bureau of Labor Statistics, New Release, May 14, 1985, national rate for March 1985.  
\*\*\*Bureau of the Census, 1980 Census of Population and Housing  
+Bureau of Labor Statistics, annual rate.



**TABLE 9: Labor Force Participation and Unemployment Rates  
for Boston Residents, by Age, 1985  
(in percent; standard error in parentheses)**

<u>Age</u>	<u>Labor Force Participation</u>		<u>Unemployment</u>	
	<u>Rate</u>	<u>N</u>	<u>Rate</u>	<u>N</u>
16-19 years	48(4)	191	24(5)	92
20-24 years	77(2)	472	4(1)	363
25-29 years	80(2)	424	7(2)	339
30-34 years	84(2)	274	6(2)	230
35-44 years	87(2)	388	6(1)	338
45-54 years	77(3)	261	4(2)	202
55-64 years	51(4)	238	2(1)	122
65 + years	13(2)	342	2(2)	45
<b>Total</b>	<b>67(1)</b>	<b>2588</b>	<b>6(1)</b>	<b>1725</b>

**Note:** Based on 2,588 observations (weighted).

"N cases" indicates the number of cases in the sample on which the labor force participation and unemployment are based.

**Source:** Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.



TABLE 10: Labor Force Participation and Unemployment Rates  
by Sex and Race, 1985  
(in percent; standard error in parentheses)

Sex and Race	<u>Labor Force Participation</u>		<u>Unemployment</u>	
	<u>Rate</u>	<u>N</u>	<u>Rate</u>	<u>N</u>
Both Sexes				
White	68(1)	1721	3(1)	1162
Minority	65(2)	861	12(2)	561
Total	67(1)	2581	6(1)	1721
Male				
White	76(2)	812	4(1)	617
Minority	71(3)	382	15(2)	271
Total	73(1)	1193	7(1)	886
Female				
White	60(2)	909	2(1)	545
Minority	61(2)	479	10(2)	290
Total	60(1)	1388	5(1)	835

Note: Based on 2,581 observations (weighted). Minority includes black, Asian, Native American, other race, and Hispanic. The last includes both self-designated Hispanics and those allocated to Hispanic on the basis of country of birth or language spoken at home.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.





TABLE 11: Labor Force Participation Rate (LFPR) and Unemployment Rate  
by Sex and Education, for Adults 25 years and over,  
Boston, 1985  
(in percent; standard error in parentheses)

Educational Attainment	Male			Female			Total					
	LFPR	Unemployment		LFPR	Unemployment		LFPR	Unemployment				
	Rate	N	Rate	N	Rate	N	Rate	N	Rate	N		
Less than high school diploma	33(4)	185	12(4)	98	35(3)	249	10(4)	87	43(3)	433	11(3)	185
High school graduate	83(3)	265	9(2)	219	55(3)	386	4(1)	211	66(2)	651	7(1)	429
Some college	76(4)	155	4(2)	118	75(4)	147	5(2)	110	75(3)	303	4(1)	228
College graduate	84(2)	263	2(1)	222	78(3)	270	3(1)	210	81(2)	535	3(1)	334
Total	76(2)	866	6(1)	656	59(2)	1051	5(1)	616	66(1)	1921	6(1)	1274

Note: Based on 1,921 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.



TABLE 12: Occupations of Employed Boston residents,  
1970, 1980, 1985 by Sex, 1980, 1985  
(in percent; standard error in parentheses)

<u>Occupation</u>	<u>1985</u>		<u>1980</u>		<u>1970</u>		
	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
Professional, Technical and Managerial	36(1)	35(2)	37(2)	31(1)	32(2)	27(2)	23
Sales	7(1)	6(1)	8(1)	3(1)	4(1)	3(1)	6
Office Support Staff	15(1)	12(1)	19(1)	26(1)	14(1)	40(2)	27
Secretarial	5(1)	1(*)	9(1)	**	**	**	**
Crafts, Mechanical	8(1)	15(1)	1(*)	8(1)	14(1)	2(1)	10
Operatives	10(1)	12(1)	7(1)	11(1)	12(1)	9(1)	14
Laborers	2(*)	3(1)	*(*)	3(1)	5(1)	1(*)	4
Cleaning & Food Services	10(1)	12(1)	8(1)	**	**	**	**
Health Services	4(1)	1(*)	7(1)	**	**	**	**
Miscellaneous Services	4(1)	4(1)	4(1)	20(1)	20(2)	19(2)	17
Total	100	100	100	100	100	100	100
N	1835	918	914	1325	702	622	
Percent of Employed Workers	100	50	50	100	53	47	

Note: \* Less than 0.5 percent.

\*\* In 1970 and 1980 Office Support Staff included Secretarial workers and all Services workers were classified together.

May not sum to column or row totals due to rounding.

Based on 1,835 observations (weighted) in 1985 and 1,325 observations (weighted) in 1980.

Sources: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985; Boston Redevelopment Authority Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1980; U.S. Bureau of the Census, 1970 Census of Population.





TABLE 13: Distribution of Employed persons 16 years and Over  
by Industry, 1970, 1980, and 1985, by race; 1985  
(in percent; standard error in parentheses)

	<u>White</u>	<u>Black</u>	<u>Asian</u>	<u>Hispanic/ Other</u>	<u>Total</u>	<u>1980 Total</u>	<u>1970 Total</u>
Construction	4 (1)	2 (1)	* (*)	4 (2)	3 (*)	3	4
Manufacturing	12 (1)	17 (2)	14 (4)	17 (4)	13 (1)	14	18
Transportation/ Public Utilities	5 (1)	8 (2)	2 (2)	1 (1)	5 (1)	7	8
Trade	16 (1)	11 (2)	32 (6)	13 (3)	16 (1)	17	19
F.I.R.E.	9 (1)	7 (1)	3 (2)	7 (3)	8 (1)	9	8
Business/ Repair Services	8 (1)	3 (1)	4 (2)	1 (1)	6 (1)	5	5
Entertainment	5 (1)	5 (1)	* (*)	8 (3)	5 (1)	4	4
Professional/ Health/							
Social Services	19 (1)	26 (2)	27 (5)	26 (4)	22 (1)	32	25
Miscellaneous Serv.	3 (1)	5 (1)	10 (4)	4 (2)	4 (1)	NA	1
Government	10 (1)	13 (2)	5 (3)	12 (3)	10 (1)	8	7
Self Employed	8 (1)	5 (1)	4 (2)	6 (2)	7 (1)	NA	NA
Total	100	100	100	100	100	100	100
N	1260	389	85	115	1848		
Proportion of Employed Workers	68 (1)	21 (1)	5 (1)	6 (1)	100		

Note: Based on 1,848 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985; U.S. Bureau of the Census of Population and Housing, 1980 and 1970.

Footnote NA - Not available. NAs were grouped with other categories in 1970 and 1980.



TABLE 14: Median Income for Families, Unrelated  
Individuals and Households in Boston and its  
Neighborhoods, 1969, 1979 and 1984  
(in constant 1984 dollars)

	Family		Unrelated Individuals		Households	
	1984	1979	1969	1984	1979	1984
East Boston		\$20,660	\$23,838		\$ 7,941	\$15,370
Charlestown	\$15,750	24,202	24,411	\$10,694	10,572	20,462
South Boston		21,887	24,071		8,014	15,511
Central		25,563	34,352		14,106	27,301
Back Bay-Beacon Hill	31,667	46,703	40,193	20,962	11,859	22,953
South End		20,820	16,930		11,188	21,654
Fenway-Kenmore	21,250	19,164	20,000	12,723	4,069	7,876
Allston-Brighton		24,177	26,620		7,661	14,828
Jamaica Plain	15,625	20,178	24,632	13,958	9,235	17,873
Roxbury	14,272	15,393	18,202	8,588	8,267	16,001
North Dorchester		21,345	23,542		7,901	15,293
South Dorchester	18,958	23,720	26,933	9,583	9,346	18,089
Mattapan		20,805	23,708		11,305	21,880
Roslindale		26,805	29,145		11,051	21,388
West Roxbury	30,750	33,508	33,974	12,500	12,264	23,736
Hyde Park		28,738	29,257		12,017	23,257
Boston	\$21,000	\$22,950	\$25,257	\$13,608	\$ 8,347	\$16,253
						\$19,250
						\$17,903

Note: Based on 634 families, 783 unrelated individuals and 1,346 households (weighted) in 1985.  
U.S. Census income statistics for 1979 and 1969 were inflated by Boston CPI inflators.  
Some data for 1979 and 1969 include incomes of group quarters population.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency,  
conducted by Center for Survey Research, UMass-Boston, 1985; U.S. Census of  
Population, 1980 (STF 3) and 1970 (Fourth Count).



TABLE 15: Poverty Status of Families, Unrelated Individuals,  
and Persons Living in Households; 1984  
(in percent; standard error in parentheses)

Proportion in poverty							
Neighborhood Districts	Families and Unrelated		Families		Unrelated		Persons
	Individuals	N	N	Individuals	N		
East Boston/ Charlestown/ South Boston Central/Back Bay/ Beacon Hill South End Fenway/Kenmore Allston/Brighton Jamaica Plain/ Roslindale Roxbury Dorchester/Mattapan West Roxbury/Hyde Park	24(3)	191	25(5)	92	23(5)	75	27(3)
	7(2)	173	9( 5)	35	7(3)	120	8(2)
	13(4)	84	33(12)	18	7(4)	61	17(4)
	16(4)	111	27(11)	21	13(4)	77	21(4)
	20(3)	284	8( 4)	50	23(3)	212	17(2)
	19(3)	187	25( 5)	84	14(4)	78	22(2)
	27(4)	126	32( 6)	79	16(7)	36	30(3)
	27(3)	276	26( 4)	162	28(6)	77	29(2)
	8(2)	152	9( 3)	93	6(4)	34	8(2)
Boston	19(1)	1583	22( 2)	633	17(1)	769	21(1)
							2852

Note: Based on observations for 633 families, 769 unrelated individuals and  
2,852 persons (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment  
Agency Household Survey, conducted by Center for Survey Research, UMass-Boston,  
1985.





TABLE 16: Poverty Status of Families, Unrelated Individuals, and Persons by Race and Hispanic Origin in Boston and the United States, 1979 and 1984

	<u>Proportion in Poverty</u>			
	1984		1979	
	<u>Boston</u>	<u>N</u>	<u>U.S.</u>	<u>U.S.</u>
Families				
Unrelated Individuals	22(2)	769	12	9
	17(2)	633	22	22
Persons				
White	21(1)	2813	14	12
Black	13(1)	1751	12	9
Asian	29(2)	694	34	31
Hispanic	40(5)	130	-	-
	50(4)	211	28	22
			42	

Note: Based on 2,813 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, U.S. Bureau of the Census, 1980 Census of Population, PC80-1-B23; UMass-Boston, 1985, U.S. Bureau of the Census, Current Population Reports, Consumer Income, "Money Income and, Poverty Status of Families and Persons in the United States: 1984," P-60, No. 149.



TABLE 17: Proportion in Poverty among Persons  
Living in Boston by Age Groups and by  
Race - Spanish Origin; 1985  
(in percent; standard error in parentheses)

Age	White, not Hispanic		Minority		Total	N
	<u>Hispanic</u>	<u>N</u>	<u>Minority</u>	<u>N</u>		
0 - 4 years	18(5)	79	41(5)	104	31(4)	183
5 - 17 years	17(3)	185	44(3)	256	33(2)	441
18 - 24 years	20(2)	379	33(5)	165	24(2)	544
25 - 34 years	8(1)	413	23(3)	231	13(1)	644
35 - 44 years	6(2)	211	22(4)	128	12(2)	339
45 - 54 years	11(3)	142	29(7)	52	16(3)	194
65 years or older	21(3)	229	34(7)	50	23(3)	279
All ages	13(1)	1751	32(2)	1062	21(1)	2813

Note: Based on 2,817 observations (weighted).  
Minority includes Black, Asian, Native American, Other race, and Hispanic. The last includes both self-designated Hispanics and those allocated to Hispanic on the basis of country of birth or language spoken at home.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985.





TABLE 18: Length of Residence in Boston of Family Unit by Neighborhood Planning District, 1985  
(in percent; standard error in parentheses)

Neighborhood	Length of Residence in Boston					Total	N
	Less than 2 yrs.	2-4 yrs.	5-9 yrs.	10-19 yrs.	20-29 yrs.		
East Boston	11(4)	7(3)	13(4)	10(4)	7(3)	49(6)	100
Charlestown	25(6)	14(5)	10(4)	7(4)	3(2)	41(7)	100
South Boston	6(3)	6(3)	6(3)	7(3)	11(4)	65(6)	100
Central	6(4)	13(5)	27(7)	25(7)	8(4)	21(6)	100
Back Bay/Beac-Hill	46(5)	21(4)	11(3)	16(4)	3(2)	4(2)	100
South End	10(4)	21(5)	20(5)	21(5)	11(4)	17(5)	100
Fenway-Kenmore	45(5)	30(5)	12(3)	5(2)	3(2)	5(2)	100
Allston-Brighton	41(5)	29(4)	9(3)	6(2)	3(2)	12(5)	100
Jamaica Plain	22(4)	10(3)	16(3)	18(3)	11(3)	23(4)	100
Roxbury	6(2)	8(3)	14(3)	28(4)	14(3)	31(4)	100
North Dorchester	15(5)	10(4)	8(3)	17(5)	10(4)	40(6)	100
South Dorchester	10(3)	15(4)	9(3)	10(3)	13(3)	42(4)	100
Mattapan	2(1)	6(2)	15(4)	29(4)	18(4)	31(5)	100
Roslindale	8(4)	11(4)	8(4)	12(5)	15(4)	46(5)	100
West Roxbury	5(3)	12(4)	11(4)	12(4)	8(3)	51(6)	100
Hyde Park	8(4)	4(3)	7(3)	16(5)	14(5)	51(6)	100
Boston	19(1)	14(1)	12(1)	15(1)	9(1)	30(1)	100
							1527

**Note:** Based on 1,527 observations (weighted).  
May not sum to column or row totals due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey conducted by the Center for Survey Research, UMass-Boston, 1985.



TABLE 19: Life Cycle Status, Race and Hispanic Origin and Income of All Family Unit Heads and of Those Resident in Boston less than 5 Years, 1985  
(in percent; standard error in parentheses)

	<u>Length of Residence in Boston</u>	
	<u>Less than 5 years</u>	<u>All</u>
<b>Life Cycle Status</b>		
< 30, unmarried, no children	63(2)	26(1)
< 30, married, no children	4(1)	3(*)
< 30, children present	5(1)	5(1)
30-39, unmarried, no children	11(2)	10(1)
30-39, married, no children	2(1)	2(*)
30-39, children present	6(1)	11(1)
40-64, unmarried, no children	5(1)	14(1)
40-64, married, no children	1(*)	7(1)
40-64, children present	2(1)	9(1)
65+, unmarried, no children	1(*)	9(1)
65+, married	*(*)	5(1)
Total	100	100
N	498	1494
<b>Race and Hispanic Origin</b>		
White	76(2)	65(1)
Black	10(1)	24(1)
Asian and other	8(1)	5(1)
Hispanic	6(1)	6(1)
Total	100	100
N	500	1532
<b>Income</b>		
Less than \$10,000	33(2)	33(1)
\$10,000-19,000	31(2)	25(1)
\$20,000-29,000	18(2)	19(1)
\$30,000-39,000	9(1)	12(1)
\$40,000-49,000	2(1)	5(1)
\$50,000 or more	6(1)	7(1)
Total	100	100
N	472	1348

Note: \* Less than 0.5 percent. May not sum to column totals due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985.

Footnote: 1. Children refer to minor children, less than 18 years old.



TABLE 20: Length of Residence in Housing Unit by Neighborhood Planning District, 1985  
(in percent; standard error in parentheses)

<u>Neighborhood</u>	<u>Length of Residence</u>						<u>Total</u>	<u>N</u>
	<u>Less than 2 yrs.</u>	<u>2-4 years</u>	<u>5-9 years</u>	<u>10-14 years</u>	<u>15-19 years</u>	<u>20 or more years</u>		
East Boston	17(4)	17(4)	18(5)	9(3)	7(3)	31(5)	100	87
Charlestown	31(6)	26(6)	13(4)	7(3)	2(2)	20(5)	100	68
South Boston	16(5)	23(6)	21(5)	7(3)	9(4)	23(6)	100	69
Central	22(6)	33(7)	18(5)	7(4)	7(4)	13(5)	100	60
Back Bay-Beacon Hill	62(5)	19(4)	9(3)	5(2)	2(1)	4(2)	100	112
South End	39(6)	25(5)	20(5)	8(3)	6(3)	1(1)	100	84
Fenway-Kenmore	72(4)	15(4)	8(3)	2(1)	0(0)	2(1)	100	123
Allston-Brighton	61(4)	18(4)	9(3)	1(1)	2(1)	8(2)	100	142
Jamaica Plain	37(4)	27(4)	14(3)	6(2)	6(2)	10(3)	100	163
Roxbury	23(4)	23(4)	23(4)	13(3)	7(2)	12(3)	100	146
North Dorchester	36(6)	18(5)	22(5)	11(4)	5(3)	8(3)	100	74
South Dorchester	26(4)	29(4)	18(4)	6(2)	6(2)	16(4)	100	128
Mattapan	18(4)	25(4)	31(4)	16(3)	6(2)	4(2)	100	134
Roslindale	17(5)	17(5)	15(5)	18(5)	9(4)	24(6)	100	66
West Roxbury	20(5)	14(4)	14(4)	13(4)	8(3)	30(6)	100	76
Hyde Park	17(5)	14(4)	25(5)	8(3)	7(3)	29(6)	100	76
Boston	34(1)	22(1)	17(1)	8(1)	5(1)	13(1)	100	1608

Note: Based on 1,608 observations (weighted).

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.





TABLE 21: Life Cycle Status, Race and Hispanic Origin, and Tenure  
of All Family Unit Heads in Boston and of Those Living in their  
Housing Unit less than Five Years  
(in percent; standard error in parentheses)

	<u>Length of Residence in Housing Unit</u> <u>Less than five years</u>	<u>All</u>
<b>Life Cycle Status</b>		
< 30, unmarried, no children	43(2)	26(1)
< 30, married, no children	4(1)	2(*)
< 30, children present	7(1)	5(1)
30-39, unmarried, no children	12(1)	10(1)
30-39, married, no children	3(1)	2(*)
30-39, children present	11(1)	11(1)
40-64, unmarried, no children	10(1)	14(1)
40-64, married, no children	3(1)	8(1)
40-64, children present	5(1)	9(1)
65+, unmarried, no children	3(1)	9(1)
65+, married	2(1)	6(1)
Total	100	100
N	896	1585
<b>Age</b>		
18-24	28(2)	16(1)
25-34	38(2)	27(1)
35-44	17(1)	20(1)
45-54	8(1)	12(1)
55-64	5(1)	11(1)
65 and older	3(1)	14(1)
Total	100	100
N	901	1593
<b>Tenure</b>		
Own	11(1)	29(1)
Rent	86(1)	70(1)
Total <sup>1</sup>	100	100
N	903	1607

Note: May not sum to column totals due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency, 1985 Household Survey, conducted by Center for Survey Research, UMass-Boston, 1985.

Footnote: 1. Total includes family unit heads with other arrangements than owning or renting their housing unit.



TABLE 22: Previous Location of Residence of Family Units by Current Neighborhood  
Planning District  
(in percent, standard error in parentheses)

Current Neighborhood	Place of Origin					
	Boston Neighborhood			Boston Suburbs		
	Same	Adjacent	Other	Inner	Outer	Other
East Boston	59(6)	5(3)	11(4)	16(4)	1(1)	8(3)
Charlestown	46(9)	9(5)	11(6)	16(7)	6(4)	13(6)
South Boston	50(7)	6(3)	30(6)	9(4)	1(1)	3(2)
Central	48(7)	13(5)	5(3)	12(5)	2(2)	20(6)
Back Bay-Beacon Hill#	38(5)	6(2)	6(2)	21(4)	4(2)	26(5)
South End	33(6)	29(5)	16(4)	2(2)	2(2)	14(4)
Fenway-Kenmore#	41(5)	7(3)	20(4)	11(3)	1(1)	24(4)
Allston-Brighton	25(3)	9(2)	8(2)	27(3)	4(1)	27(3)
Jamaica Plain	28(4)	27(4)	15(4)	11(3)	2(1)	16(4)
Roxbury	38(5)	44(5)	4(2)	5(2)	0(0)	9(3)
North Dorchester	*(*)	57(6)	14(4)	7(3)	5(3)	18(5)
South Dorchester	48(5)	10(3)	18(4)	6(2)	2(1)	1(1)
Mattapan	22(5)	24(5)	44(6)	2(2)	1(1)	6(3)
Roslindale	30(6)	27(6)	17(5)	15(5)	3(2)	8(4)
West Roxbury	17(5)	20(5)	30(6)	13(4)	1(1)	7(3)
Hyde Park	37(6)	12(4)	32(6)	5(3)	3(2)	12(4)
Boston	34(1)	18(1)	17(1)	13(1)	2(*)	16(1)
						1577

Note: Based on 1,566 observations (weighted).  
May not sum to column and row totals due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.

Footnote: #Back Bay-Beacon Hill and Fenway-Kenmore are grouped into one area of origin which increases those who previously lived in the same neighborhood and decreases those from adjacent neighborhoods.  
\*Less than 0.5 percent.





TABLE 23: Likelihood of a Move in the Next Three Years by Family Unit Head  
by Neighborhood Planning District, 1985  
(in percent; standard error in parentheses)

Neighborhood	Likelihood of a Move					Total	N
	Not Very	Somewhat	Quite	Extremely	Don't Know		
East Boston	59(6)	12(4)	8(3)	13(4)	8(3)	100	86
Charlestown	51(7)	13(4)	9(4)	26(6)	0(0)	100	68
South Boston	70(6)	11(4)	3(2)	13(4)	3(2)	100	70
Central	46(7)	15(5)	12(5)	27(6)	0(0)	100	59
Back Bay-Beacon Hill	21(4)	17(4)	11(3)	51(5)	0(0)	100	113
South End	33(6)	18(5)	20(5)	25(5)	4(2)	100	84
Fenway-Kenmore	20(5)	7(3)	11(4)	59(6)	2(2)	100	123
Allston-Brighton	19(4)	14(3)	12(3)	50(5)	5(2)	100	142
Jamaica Plain	40(4)	19(3)	15(3)	22(4)	4(2)	100	163
Roxbury	47(5)	18(3)	11(3)	20(4)	5(2)	100	146
North Dorchester	51(6)	18(5)	14(4)	9(4)	8(3)	100	74
South Dorchester	50(5)	15(3)	14(3)	16(4)	5(2)	100	128
Mattapan	45(5)	17(4)	13(3)	16(3)	9(3)	100	134
Roslindale	63(7)	11(4)	6(3)	18(5)	2(2)	100	65
West Roxbury	66(6)	9(4)	8(3)	12(4)	5(3)	100	76
Hyde Park	53(6)	17(5)	11(4)	14(4)	5(3)	100	76
Boston	43(1)	15(1)	12(1)	26(1)	4(1)	100	1607

Note: Based on 1,607 observations (weighted).  
May not sum to column and row totals due to rounding.

Source: Boston Redevelopment Authority and Neighborhood Development  
and Employment Agency Household Survey, conducted by the  
Center for Survey Research, UMass-Boston, 1985.



TABLE 24: Main Reason that a Family Unit Would Move in the Next Three Years by Probable Destination  
1985 (in percent; standard error in parentheses)

Main Reason for Move	Probable Destination						Total	N
	Boston			Elsewhere				
	Same Neighborhood	Other Neighborhood	Other Mass.	Rest of U.S.	Abroad	Don't Know		
Neighborhood								
Composition	4 (4)	35 (10)	35 (10)	15 (8)	4 (4)	8 (6)	100	26
Physical Environment	13 (5)	18 (5)	45 (7)	16 (5)	5 (3)	3 (2)	100	62
Economic	23 (3)	19 (2)	25 (3)	22 (3)	5 (1)	6 (1)	100	313
Schools	6 (5)	3 (3)	61 (9)	12 (6)	6 (5)	12 (6)	100	33
Access, Location	0 (0)	32 (12)	53 (13)	10 (8)	5 (5)	0 (0)	100	19
Family Situation	14 (4)	13 (4)	40 (6)	22 (5)	1 (1)	10 (4)	100	72
Housing Unit	41 (3)	27 (3)	20 (3)	5 (2)	1 (1)	6 (2)	100	254
Crime, Safety	20 (10)	40 (12)	30 (11)	15 (9)	0 (0)	5 (5)	100	20
Other	7 (4)	27 (8)	27 (8)	24 (7)	12 (6)	2 (2)	100	41
All Reasons	25 (2)	22 (2)	29 (2)	14 (1)	4 (1)	6 (1)	100	820

**Note:** Based on 820 observations (weighted).  
May not sum to column and row tables due to rounding.  
See Appendix B for a general discussion of sampling error in the household survey.

**Source:** Boston Redevelopment Authority and Neighborhood Development and Employment Agency Household Survey, conducted by the Center for Survey Research, UMass-Boston, 1985.



## Appendix A

### DEFINITIONS AND EXPLANATIONS OF TERMS USED IN THE HOUSEHOLD SURVEY

Definitions of population and household characteristics are adapted from or are the same as those used by the U.S. Bureau of the Census. All characteristics of individual persons and housing units are given by respondents. The only exceptions to this are for the types of appliances in the kitchen, how modern the kitchen is, the number of units in the building, and exterior condition of the housing. These characteristics are reported by the individual conducting the interview.

#### GEOGRAPHY

Neighborhood - The term neighborhood refers to one of sixteen BRA Planning districts in Boston.

Boston Metropolitan Area - The Boston metropolitan or "metro" area consists of towns and cities surrounding Boston which are socially and economically integrated with Boston. The metro area, as used in the survey, is the Boston Standard Metropolitan Statistical Area as it was defined in 1980.

#### CHARACTERISTICS OF PERSONS

Race - The categories of race in the 1980 and 1985 Household Survey include Black, Asian, Native American, Hispanic, and White, not Hispanic. Respondents were asked, "Which of these [categories] best describe person's background -- Black, Asian, Hispanic, White, Native American, or something else?" This is not comparable to the 1970 and 1980 U.S. Census which asked two separate questions, the first identifying race and the second identifying Hispanic status. In addition to self-designated Hispanics, persons of other races in the Survey were moved to Hispanic from their initial category if they spoke Spanish at home or were born in a Spanish-speaking country.

Non-White - This category includes persons who designated themselves to be Black; Asian, including Chinese, Japanese, etc.; American Indian; Cape Verdean; or mixed racial background or other non-white.

Minority - Individuals were classified minority if they designated themselves to be Black, Oriental, American Indian, Cape Verdean, of mixed racial background, or other non-white (all of which are included in non-white) or Hispanic.

Ethnicity - Ethnicity is determined by the country of origin of a person's family. The question asks, "From what country or part of the world did most of (PERSON'S) family come from originally?" A Black person might answer, Africa or Jamaica. A person whose parents came from different countries, for example, Ireland and Poland, would answer whichever country (most of his or her family came from, or whichever) seem most appropriate. The information obtained from this question is compatible with 1980 Census information.





Handicapped - A person is defined as handicapped if he or she has health problem that limits the amount or kind of work he or she can do. Respondents could then indicate the type of condition and whether or not the person has had the condition for three months.

## HOUSEHOLD, FAMILY AND UNRELATED INDIVIDUAL

Household - A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit. These residents may be related to each other (a family) or be unrelated individuals who share the unit.

Family Unit - A family unit consists of two or more persons related by blood, marriage or adoption. A single individual living alone or with unrelated persons is also considered a family unit.

Family - A family is a family unit which contains two or more family members.

Unrelated Individual - An unrelated individual is a member of a household who is not related to any other household member by blood or marriage, e.g., a person living alone, sharing a house or apartment with other unrelated individuals, or a boarder in a home.

Head of Family Unit - The head of a family unit is defined by policy as (1) the only adult, (2) husband of a married couple, (3) the person whose age is closest to 45 years.

Head of Household - The head of a household is the head of the first family the respondent mentions.

## EMPLOYMENT STATUS

Employed - A person is considered employed if he/she is 16 years and over and was either working during the week before the interview or was on paid leave, or was working at least fifteen hours a week without pay in a family business, or was on temporary lay-off from a job due to lack of work.

Unemployed - A person 16 years and over who is not employed for pay but has been seriously looking for work during the previous four weeks and is available to accept a job. In addition, persons who have jobs which have not yet started are considered unemployed.

Labor Force - The labor force includes all persons 16 years of age and over who are either employed (including members of the Armed Forces) or unemployed.

Not in the Labor Force - All persons 16 years and over who are not classified as employed or unemployed are defined as not in the labor force. This category consists of retired workers, homemakers, students and ill or disabled persons.

Labor Force Participation Rates - Labor force participation rates are determined by summing all labor force participants in a particular population, and dividing by the total number of persons 16 years and over in that population.



Industry - The industry in which a person works is the kind of organization or business in which he is employed -- for example, a hospital, construction firm, or a government agency. The Standard Industrial Code (SIC) is used to categorize employing organizations.

Occupation - An occupation is the kind of work a person does, for example, clerical work, welding, or sales. The 1980 Census occupational code is used as the basis for classifying types of jobs.

## ECONOMIC CHARACTERISTICS

Family Income - Family income is the total of the income from all sources that flows to all family members.

Unrelated Individual Income - The income of a single person.

Household Income - The combined income of all single people and families occupying a housing unit.

Source of Income - One of numerous specified categories contributing at least \$500 per year to family income. The categories are wages and salaries; income from property; transfer payments; alimony; child support; gifts; pension or annuity; scholarship or fellowship; inheritance or life insurance; and gambling or lottery.

Poverty Status - A family or single person (unrelated individual) is defined as being poor if individual income is below the Bureau of the Census Poverty Guidelines. Because family units and individuals were not asked to report their exact income in the survey, but rather to select an income category in which their 1979 income fell, it is impossible to be precise in assigning families and persons to low-income status. Below is a table presenting family unit size, low-income threshold, and the income cut-off used in the survey.

<u>Family Size</u>	<u>Poverty Jan. 85 Guideline</u>	<u>Survey Poverty Category</u>
1 Person	\$ 5,280	\$ 5,999 or less
2 Persons	6,760	6,999 or less
3 Persons	8,280	7,999 or less
4 Persons	10,610	9,999 or less
5 Persons	12,560	12,499 or less
6 Persons	14,210	
7 Persons	16,160	14,999 or less
8 Persons	17,900	
9 Persons or more	21,170	19,999 or less





## HOUSING CHARACTERISTICS

Housing Unit - A housing unit is a home or apartment.

Number of Rooms in Housing Unit - The total number of rooms in a housing unit excludes bathrooms, porches, halls, and unfinished rooms in the basement or attic.

Rental Payment - Rental payment is the monthly dollar amount spent by a family unit for apartment rent, including heat.

Contract Rent - Contract rent is the monthly rent agreed to or contracted by a household unit, regardless of any furnishings, utilities or services that may be included.

Gross Rent - Gross rent is the monthly rent agreed to or contracted by a household unit regardless of any furnishings, but includes heat, natural gas and electricity.



## Appendix B

### METHODOLOGY, SAMPLING PROCEDURE AND STATISTICAL ERROR OF THE 1985 BOSTON HOUSEHOLD SURVEY

The Boston Household Survey was conducted by the Center for Survey Research of the University of Massachusetts for the Boston Redevelopment Authority and the Neighborhood Development and Employment Agency during the late winter and spring of 1985. Its purpose was to provide up-to-date, specific, and accurate information about persons living in households in the City of Boston and its neighborhoods. Planners and program administrators within city government, executives and decision makers in both public and private sectors, and researchers have all needed updated information. The main source of information on the characteristics of Boston households has been the decennial U.S. censuses. Therefore, the survey results will provide much needed information in the interim as well as additional information not available from the U.S. Census.

The advantage of a sample survey is that timely information can be gathered quickly and relatively inexpensively. However, because the information is received from a sample of Boston's population rather than the entire population, the results are subject to statistical error. Statistical error is a measure of the degree of uncertainty or, obversely, the level of confidence that should be associated with the survey results. Throughout this report error will mean statistical error, as opposed to mistakes.

This report provides a brief description of the survey methodology. It indicates how the sample was chosen, some of the measures used to ensure a high response rate, and the resulting sample sizes. It also indicates some of the limitations of this survey and of surveys in general.

The Boston Household Survey was designed and conducted so as to obtain information that was representative, relevant, accurate, and reliable as well as timely. The questionnaire was carefully worded and standardized to ensure that each interview asked exactly the same questions of each respondent.

The households interviewed were chosen by a stratified two-stage cluster sampling process.<sup>1</sup> In the first stage, the nearly quarter of a million housing units (and all the land area) were assigned to one of three groups: BHA public housing, major new construction (50 or more units) built since the 1980 Census, and all of the remaining housing and land area. These groups were

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<sup>1</sup>More detailed information about the sampling process can be obtained from the Center for Survey Research.





further divided into "sampling units" or "blocks" with a minimum of 25 units in each. Sampling proceeded by choosing nearly 300 of these sampling units and an average of 6.7 housing units, chosen systematically, in each which yielded clusters of just under 5 responding units on average.

The second stage called for giving every housing unit within the city limits of Boston a one in 120 chance of being selected in the sample.<sup>2</sup> This was carefully worked out so that, in fact, the joint probability of selecting a block times the probability of selecting a housing unit from the block was 1 in 120.<sup>3</sup>

A critical goal of the study was to produce estimates for each of 16 planning districts or areas used by the Boston Redevelopment Authority and 18 areas used by NDEA. Because of this goal, the initial selection of blocks was stratified by Neighborhood Statistical Area (NSA), a small geographic unit out of which both sets of planning areas can be formed. This ensured that the portion of the total sample that came from each NSA would be in the correct proportion to the city total and not subject to normal sampling variability. This feature of the sampling design reduced the sampling error associated with city-wide estimates.

When a probability of 1 in 120 was applied across each of the planning districts, it was found that several areas would have too few interviews for reliable descriptions because of their small population size. Therefore, households in Charlestown, Franklin Field, and Mission Hill were selected at two times the rate of households in the rest of the city. To help defray costs, households in Allston-Brighton (a comparatively large area) were sampled at one-half the rate of the rest of the city. The result of the decision was to strengthen our ability to describe the population in all neighborhood areas. To obtain the overall figures for the city and for areas that cut across planning areas, the sample numbers for each of these four neighborhoods were subsequently weighted by 2 or 1/2 appropriate weights to compensate for the differential probability of selection that reflects the actual proportion of city housing units in those neighborhoods.

The initial selection process produced a list of some 2,064 addresses whose occupants were to be interviewed. No substitutions for any of the selected households were allowed.

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<sup>2</sup>Overall sampling rate for households is the probability of the sampling unit being chosen times the probability of the households within the sampling unit being picked

<sup>3</sup> Overall sampling rate for households is the probability of the sampling unit being chosen times the probability of the households within the sampling unit being picked.





Of the 2,064 addresses screened, 127 were vacant and 102 were group quarters or non-residential units. They were not included in the eligible sample of 1,835 occupied units. In these 1,835 occupied housing units were 1,835 families or individual persons and an additional 295 unrelated persons who may have been roommates, lodgers, boarders, etc. Both the head of family unit (family or single person) and any unrelated persons were interviewed. Of the 2,130 potential interviews, 1,625 were completed, 1,491 with household heads and 224 with unrelated persons. This yielded a 76.3% response rate citywide.

Every effort was made to obtain an in-house interview from households chosen for the sample including an advance letter, six personal on-site calls by an interviewer at different times of day, and telephone interview attempts thereafter. The household response rate for neighborhoods varied between 66% and 86%. The sample size goal to yield reliable neighborhood results was 70 completed interviews in each neighborhood. Four neighborhoods had fewer than seventy interviews: Charlestown, North Dorchester, and Roslindale. (See Table 1.)



TABLE 1. SAMPLE NUMBERS OF ELIGIBLE UNITS AND COMPLETE INTERVIEW WITH RESPONSE RATES BY NEIGHBORHOOD (BRA Planning District)

<u>Planning District</u>	<u>Occupied Housing Units Plus Unrelated Individuals</u>	<u>HH and U.I. Completed Interviews</u>	<u>Response Rate</u>	<u>Persons Reported Interviewed</u>
East Boston	121	88	73%	196
Charlestown	96	68	71	139
South Boston	116	78	67	153
Central	111	82	74	114
Back Bay/Beacon Hill	138	102	74	135
South End	93	74	80	121
Fenway/Kenmore	133	112	84	175
Allston/Brighton	171	143	81	204
Jamaica Plain/Parker Hill	246	188	76	368
Roxbury	198	155	78	377
North Dorchester	85	69	81	177
South Dorchester	174	131	75	353
Mattapan	189	148	78	444
Roslindale	103	68	66	172
West Roxbury	110	76	69	192
Hyde Park	88	76	86	214
	<u>2,130</u>	<u>1,625</u>		<u>3,534</u>

\* Numbers of persons in this column have been weighted. Numbers in parentheses are unweighted numbers of persons, the actual number of persons reported.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", Center for Survey Research, University of Massachusetts - Boston August 1985: Survey results.





While this survey was carried out in a careful scientific manner, the user should be aware that error is inherent in any sample survey results. Therefore, some cautions are necessary in the use and interpretation of these data.

The user must recognize that this is a sample of Boston's housing units and their associated households. As such, it does not include persons in dormitories, jails, convents, nursing homes, and other "group quarters" as well as those with no permanent home. Although the impact of this bias may be small, it is well to bear in mind that this is not a sample of the city's entire population, both for the representativeness of the results and their comparability with other data sources, such as the U.S. Census.

The largest source of error is nonresponse, cited above. Fortunately what information is available about nonrespondents indicates that they do not differ systematically and significantly from respondents except that they are more likely to live alone, to be white, to be under 65 years old, and to have no children living with them. However, we cannot really know in what way the absence of 24% of Boston's family units from our sample biases our results.

Another source of error is sampling error or variability which is due solely to chance. It is the error associated with taking a sample rather than the entire population as the study group. It is akin to the notion of the variability in the number of heads and tails turned up during 100 tosses of a coin. The amount of error associated with a sample percentage depends on both the size of the reported percent and the sample size on which the percent is based. Table 2 indicates the appropriate error for each sample value. Results based on a sample size of 50 or fewer are subject to large sampling errors. The error, in general, declines as the sample values are further from 50% and the sample size increases. The user should not assume that the sample value is exactly the value for the population. The correct interpretation of sample results and the associated error is that the true value for the population lies somewhere within the range of sampling error around the sample value.

For instance, sample survey results indicate that 31 percent of the families living in the Back Bay/Central/South End neighborhoods earn \$50,000 or more a year. Because this proportion is based on a sample, it is uncertain whether or not the actual value is 31 percent. However, we can be almost certain that the true value lies close to this percentage. The calculation of sampling errors in Table 2 helps us to know how close. The 31 percent figure comes from the fraction 19/62. Therefore, we look in Table 2 for the row in which sample size is about 50 and the column in which the reported percent is about 20 or 80 percent. This yields a sample error of 12 percent. From



this information, we know that the actual percentage earning \$50,000 or more a year among families in these neighborhoods lies between 19 and 43 percent (31% + 12%). Again, we might want to know the associated sampling error for all families in Boston earning \$50,000 or more, 10 percent, which is based on a size of 634 families citywide. Table 2 tells us that for a reported percentage of 10 percent and a sample size of 634, the sampling error is 3 percent. So the value for families is expected to be no more than 3 percent from the sample value of 10 percent, or between 7 and 13 percent.

This statement about error is not intended to discourage use of survey information. Instead, use of these materials is encouraged; the data included are the most current available and, in some cases, are not obtainable from any other reliable source.



TABLE 2. SAMPLING ERRORS BY SAMPLE  
SIZE AND APPROXIMATE REPORTED PERCENTAGE  
FOR THE BOSTON STUDY

<u>Sample Size</u>	<u>5 or 95%</u>	<u>10 or 90%</u>	<u>20 or 80%</u>	<u>50%</u>
50	-	-	12	16
75	-	7	10	13
100	-	7	9	11
150	4	5	7	8
175	4	5	7	8
200	3	5	6	8
250	3	4	6	7
300	3	4	5	6
400	2	3	4	6
500	2	3	4	5
750	2	3	4	5

Chances are 95 in 100 that the central value lies within the reported survey value, plus or minus the number of percentage points shown in this table. Errors included here assume average net design effect for clustering and stratification is 1.2.

Source: Floyd J. Fowler, Jr., "Final Report: Procedures for Survey of Boston's Neighborhoods", "Center for Survey Research, University of Massachusetts-Boston, August, 1985.





















